

# \$225,000 - 304, 1414 12 Street Sw, Calgary

MLS® #A2206501

**\$225,000**

1 Bedroom, 1.00 Bathroom, 672 sqft  
Residential on 0.00 Acres

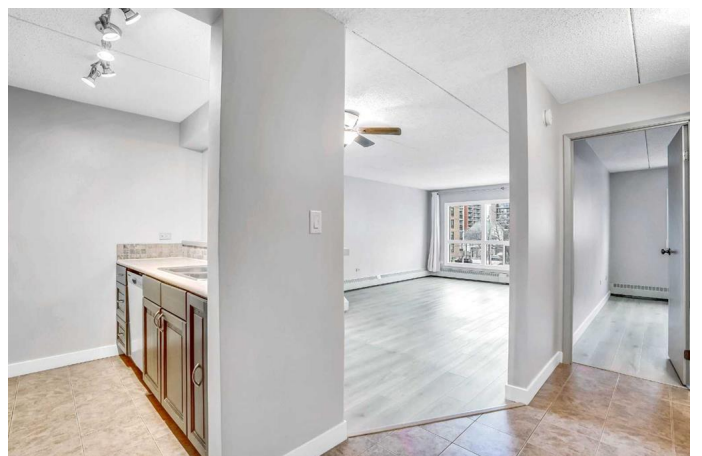
Beltline, Calgary, Alberta

Welcome to this bright open concept corner unit apartment in a very well managed building. Excellent location in Beltline, with numerous coffee shops and bars all around and close to shopping district on 17 Avenue, SW. The recent renovations include dishwasher, washer/dryer combo tower, luxury vinyl planks, bathtub reglazing, toilet and paint. Plus, the building got a new look with a recently completed windows replacement project. Now you can enjoy a better thermal protection and efficient sound attenuation all throughout the apartment with these newly installed triple glaze windows advanced system. This unit comes with a heated underground parking stall and 2 storage lockers. Enjoy your morning coffee and breakfast or a quiet evening supper on a South facing balcony with some City views. Come and see for yourself!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2206501  |
| Price          | \$225,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 672       |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 304, 1414 12 Street Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3T2                |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Elevator(s), Storage                 |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Heated Garage, Underground |
| # of Garages   | 1                                    |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Tile Counters                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                             |
| Cooling           | None                                                                                  |
| # of Stories      | 8                                                                                     |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt/Gravel, Membrane |
| Construction      | Brick, Concrete          |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 6               |
| Zoning         | CC-MH           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.