

**105, 1320 12 Avenue SW  
Calgary, Alberta**

**MLS # A2245171**

**\$284,999**



**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 653

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** RM-7

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** TV Stand, Floating shelf above TV

\*854 Square Feet of living space\* \*NO SHARED WALLS\* \* Brand new LG washer/dryer \* Discover the perfect blend of modern living and urban convenience in this beautifully updated 2-bedroom, 1-bathroom ground-level condo, ideally located in Calgary's vibrant Beltline community. Enjoy the rare benefit of a private front patio with direct access to 12th Avenue—perfect for pets, and added privacy. Inside, you'll find an upgraded kitchen featuring sleek finishes, a custom coffee bar, and a built-in wine cooler. The spacious bathroom includes a luxurious double vanity sink, offering added comfort and functionality. Additional highlights include, in-suite laundry, ample storage, and stylish modern touches throughout. This home is ideal for professionals, first-time buyers, or anyone looking to enjoy low-maintenance inner-city living. Just minutes from 17th avenue, as well as shopping, restaurant's, nightlife, Sunalta C-Train Station, and the scenic Bow River pathways;this location truly has it all. Don't miss your chance to own this unique and move-in-ready condo in one of Calgary's most desirable neighbourhoods!