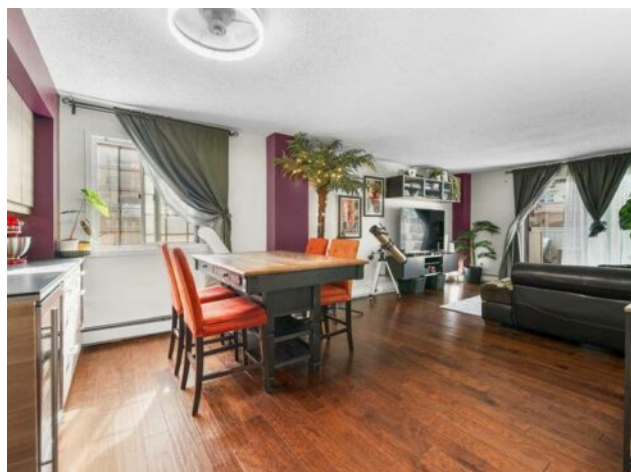


**105, 1320 12 Avenue SW  
Calgary, Alberta**

**MLS # A2245171**



**\$284,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 803 sq.ft.                         | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 653 |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                | <b>Zoning:</b>    | RM-7   |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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!