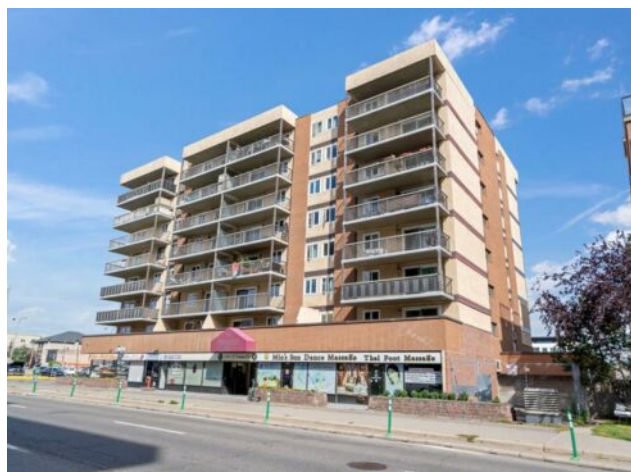


202, 1334 12 Avenue SW  
Calgary, Alberta

MLS # A2250714



# \$200,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 907
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Storage		

**Inclusions:** All Appliances are in as-is where is condition

Here's your chance to own a well-located condo in Calgary's vibrant downtown core. Offering 2 bedrooms, 1 bathroom, and a spacious living area, this home is an ideal opportunity for first-time buyers, investors, or anyone looking to add value with some updates. The bright living room features large sliding doors that open to a generous private balcony perfect for morning coffee or evening relaxation with city views. The functional floor plan includes a separate dining area, a galley-style kitchen, and a well-sized bedroom, giving you a solid foundation to create your own downtown retreat. With secure building access, convenient on-site laundry, and unbeatable walkability to shops, restaurants, transit, and Calgary's business district, this condo combines value and location in one package. Bring your vision and make this space your own—whether as a stylish urban home or an income-generating rental property. Don't miss chance to see it today.