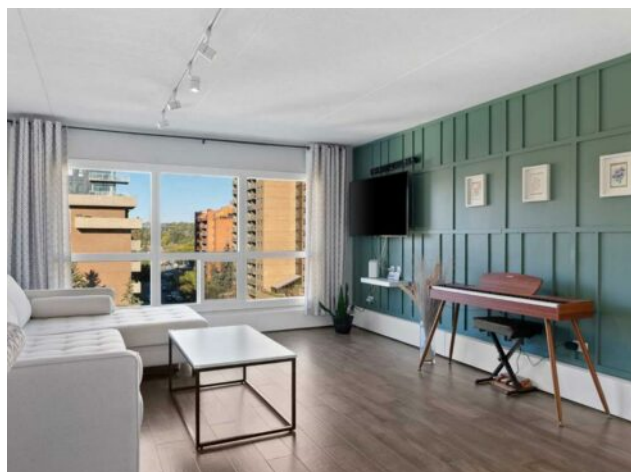


802, 1414 12 Street
Calgary, Alberta

MLS # A2258957



\$230,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	664 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV Mount and TV in Living Room, Window Air Conditioning unit

Welcome to this beautifully updated 1 bedroom condo in one of downtown Calgary's most vibrant communities. Situated on the TOP FLOOR of a well-managed, adults-only building, this WEST-FACING CORNER UNIT is filled with natural light and offers peace, quiet, and stunning city views. Step inside to find a FULLY RENOVATED KITCHEN featuring crisp white cabinetry, granite countertops, and stainless steel appliances. The bathroom has also been tastefully redone, complementing the modern feel throughout. ENGINEERED HARDWOOD and elegant tile flooring run seamlessly through the home, while the bright and spacious bedroom easily accommodates a king-sized bed. Convenient IN-SUITE LAUNDRY makes everyday living effortless. Relax on your private balcony overlooking the downtown skyline. Recent building upgrades include NEW TRIPLE-PANE WINDOWS and refreshed balconies, ensuring year-round comfort and tranquility. This home also comes complete with a HEATED UNDERGROUND PARKING STALL and an OVERSIZED STORAGE LOCKER—rare finds in the core. The building is PET-FRIENDLY, so your furry companion is welcome, too. Step outside and enjoy everything the Beltline has to offer—trendy cafés, acclaimed restaurants, boutique shops, fitness studios, and vibrant nightlife are all just blocks away. With easy access to 17th Avenue, Stampede Park, bike paths, and transit, this location truly puts the best of Calgary at your doorstep.