

# \$240,000 - 402, 1320 12 Avenue Sw, Calgary

MLS® #A2243963

**\$240,000**

2 Bedroom, 1.00 Bathroom, 769 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover this bright and inviting 770 sq ft, 4th-floor, south-facing apartment in the heart of Calgary's vibrant Beltline neighbourhood. Perfect for investors or first-time buyers, this 2-bedroom gem offers a fantastic opportunity to own in one of the city's most walkable and sought-after areas. The south-facing living room is flooded with natural light, creating a warm and welcoming atmosphere. Enjoy outdoor living on the expansive deck. Features include a galley kitchen, cozy dining room, and two spacious bedrooms, ideal for small families, roommates, or a home office. Ample storage space to keep your home organized and clutter-free. Steps away from trendy shops, cafes, restaurants, and entertainment, with easy access to downtown Calgary. Located in a highly walkable neighbourhood, close to public transit, parks, and all the amenities Beltline has to offer. This apartment is a great find, combining affordability, location, and lifestyle. Don't miss out on this incredible opportunity to own or invest in Calgary's dynamic Beltline community!

Built in 1977

## Essential Information

MLS® # A2243963

Price \$240,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 769               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 402, 1320 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3R6                |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Laundry           |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | See Remarks                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Baseboard                                                       |
| Cooling           | None                                                            |
| # of Stories      | 6                                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 31              |
| Zoning         | CC-X            |

### Listing Details

Listing Office

Royal LePage Blue Sky

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