704, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2257386

$189,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	2	**Baths:**	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 892
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-X
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

Welcome to this Bright and Spacious End Unit in the Heart of the Beltline This exceptional end-unit residence features a wrap-around balcony and an abundance of windows, filling the home with natural light. Offering a thoughtfully designed open-concept layout, this two-bedroom, one-bathroom condo is the perfect blend of comfort and convenience. The west-facing concrete unit showcases brand new laminate flooring, fresh paint throughout, and an expansive living space ideal for both relaxing and entertaining. Enjoy the ease of in-suite laundry, secure underground titled parking, and additional storage. Located within walking distance to downtown offices, buses, the LRT station, and major grocery stores-including Safeway, Co-Op, and Community Natural Foods-this home truly places you at the center of it all. Whether you're a first-time buyer, downsizing, retiring, or looking for a smart investment, this property checks every box. Don't miss the chance to call this vibrant Beltline condo your own-schedule your private showing today!