

# \$199,000 - 706, 1334 12 Avenue Sw, Calgary

MLS® #A2219592

**\$199,000**

1 Bedroom, 1.00 Bathroom, 610 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your bright and spacious sub-penthouse 1-bedroom condo in a super convenient spot near 14th Street! This quiet unit is full of natural light, with an open-concept layout that makes it feel airy and welcoming with a open space to the kitchen you'll find a prep space, good of storage, and sleek black appliancesâ€”perfect for whipping up your favourite meals.

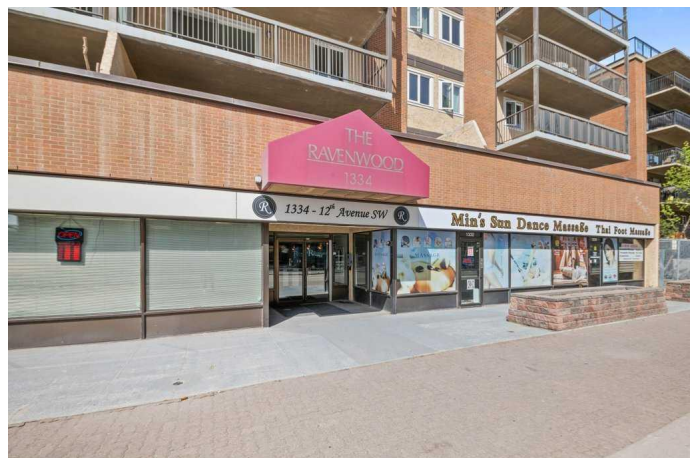
Step out onto your large west-facing balcony and kick back with a drink while soaking in the sunset and the beautiful city view. Youâ€™re just a short walk to all the buzz and shopping on trendy 17th Ave SW, and itâ€™s an easy commute downtownâ€”honestly, you might even want to leave the car in your secure titled underground parking spot and just walk to work!

Bonus: This pet-friendly building (with board approval) means your furry friend is welcome too. With in-suite laundry, extra storage, and a great location, this place checks all the boxes. Whether you're a first-time buyer, downsizing, retiring, or investing, this is a fantastic opportunity.

Donâ€™t miss outâ€”this one wonâ€™t last long. Book your private tour today!

Built in 1980

## Essential Information



MLS® #	A2219592
Price	\$199,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	610
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	706, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3R9

### Amenities

Amenities	Elevator(s), Coin Laundry
Parking Spaces	1
Parking	Parkade
# of Garages	1

### Interior

Interior Features	Elevator
Appliances	Electric Stove, Refrigerator
Heating	Hot Water, Natural Gas
Cooling	Other
# of Stories	8

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	May 10th, 2025
Days on Market	12
Zoning	CC-X

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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