



**GRASSROOTS**  
REALTY GROUP

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306, 1320 12 Avenue SW  
Calgary, Alberta

MLS # A2260097



**\$194,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	555 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Pantry, Quartz Counters, Storage		

**Inclusions:** All furniture, wall pictures etc

Fully Furnished 1-Bedroom Condo in the Heart of the Beltline & Move-In Ready! This well-maintained and fully furnished 1-bedroom, 1-bathroom condo is the perfect opportunity for first-time buyers or savvy investors. Located in Calgary's vibrant Beltline neighborhood, just steps from the downtown core and right on the cycle track, this unit offers unmatched convenience and urban lifestyle. Whether you're looking to generate rental income or enjoy the perks of inner-city living, this turnkey property is ready for immediate possession. Inside, you'll find a smart and efficient layout that maximizes both space and comfort. The open-concept kitchen, dining, and living area is ideal for entertaining, featuring updated finishes such as modern cabinetry, sleek countertops, stylish tile, and durable laminate flooring. Large patio doors open onto a spacious private balcony & perfect for relaxing or hosting guests. Additional features include: A generous bedroom with ample space A full 4-piece bathroom In-suite storage Assigned outdoor parking Secure building access Shared laundry facilities Unbeatable Location Tucked away on a quieter stretch of 12th Avenue SW, this home offers the perfect blend of tranquility and access to city life. You're just a short stroll from iconic 17th Avenue, where you'll find some of Calgary's best cafés, restaurants, boutique shops, fitness studios, and nightlife. Grab coffee at Analog, brunch at The Beltliner, cocktails at Model Milk, or shop at Gravity Pope and Kit and Ace. For entertainment, you're minutes from the Scotiabank Saddledome and lush green spaces like Connaught Park and the Lougheed House Gardens. Don't miss your chance to own in one of Calgary's most walkable and exciting neighborhoods. Quick possession available & book your private showing today!

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