



**404, 1027 12 Avenue SW  
Calgary, Alberta**

**MLS # A2265869**



**\$184,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	476 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		
<b>Inclusions:</b>	Curtains		

Welcome to an exceptional opportunity for both first-time buyers and investors! Discover the perfect chance to turn rent payments into homeownership or expand your investment portfolio with this beautifully maintained top-floor condo, ideally located in the heart of Calgary's dynamic Beltline district. Enjoy the best of urban living, just a five-minute walk or bike ride from the trendy boutiques, cafés, and restaurants along lively 17th Ave SW. This bright and spacious one-bedroom home features an inviting open layout with plenty of room to relax and unwind. South-facing windows fill the space with natural light throughout the day, creating a warm and welcoming atmosphere. The bedroom offers comfort and functionality, complemented by excellent in-suite storage. Step outside through updated vinyl windows and patio doors onto your private balcony—perfect for soaking up sunny afternoons. With low condo fees, professional management, and a highly sought-after inner-city location, this property is ideal for young professionals, couples, or investors seeking a reliable rental opportunity in one of Calgary's most vibrant neighborhoods. Don't miss your chance to own this bright Beltline condo and experience the very best of downtown living!