



GRASSROOTS
REALTY GROUP

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206, 1315 12 Avenue SW
Calgary, Alberta

MLS # A2269118



\$310,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Soaking Tub, Storage, Track Lighting		

Inclusions: n/a

Experience the best of Beltline living in this bright and beautifully designed south-facing condo in the heart of Calgary. Offering 826 sq. ft. of open-concept comfort, this 2-bed, 2-bath home perfectly balances style, function, and urban convenience. The contemporary kitchen is well-equipped with granite countertops, a central island with seating, and a gas stove—ideal for cooking at home or entertaining guests. Natural light fills the spacious living room, where a cozy gas fireplace anchors the space. Step outside to a generous 91 sq. ft. balcony, complete with a natural gas hookup for year-round grilling. The two bedrooms are thoughtfully separated for enhanced privacy. The primary suite features mirrored closets and a relaxing 4-piece ensuite with a soaker tub. The second bedroom is paired with a nearby 3-piece bath with a walk-in shower—perfect for visitors or a home office. In-suite laundry, additional storage, and secure underground parking elevate everyday living. While titled as Unit #206, this home is positioned on the quiet third floor, facing away from 12th Avenue for increased serenity. This prime location places you steps from popular amenities—trendy eateries, boutique shopping, transit options, gyms, and the Bow River Pathway system—making it a true Walker’s and Biker’s Paradise. Inner-city convenience meets comfort and tranquillity in this outstanding Beltline opportunity.