



**6, 1212 12 Street SW**  
**Calgary, Alberta**

**MLS # A2294336**



**\$449,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Beltline   |               |                   |
| <b>Type:</b>     | Residential/Other                                      |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,041 sq.ft.   | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Single Garage Detached                       |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Level, Low Maintenance Landscape |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 523 |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features              |                   |        |

**Inclusions:** None

Open House! Sunday, April 26th, 2026, from 1:00 PM to 4:30 PM. Exceptional Executive-style Townhome in the heart of the Beltline &ndash; Welcome home to #6 1212 12St SW! Featuring a prime location in the quiet & desirable Eden Gate complex, this corner unit offers a versatile two-storey floor plan perfect for young professionals, roommates, or couples who value extra room for guests and entertaining. The main level impresses with 9-foot ceilings, a cozy gas fireplace, and a West-facing balcony, complemented by a kitchen boasting granite countertops, stainless steel appliances, and a second balcony overlooking the secluded inner courtyard. Upstairs you will find the luxurious primary retreat showcasing dual closets, custom built-ins, and 4-piece ensuite bath with oversized walk-in shower, jetted tub, and heated floors. The enclosed laundry space is conveniently located on the upper level as well. Downstairs you will find the fully finished basement with second gas fireplace &ndash; perfect for your home office, recreation space, or second bedroom complete with 3-piece bathroom. The utility/storage space completes this level. Additional features include gated ground-level entry into the private 10-unit complex & detached garage with parking for 1 vehicle. This incredible unit is tucked away in the quieter end of the Beltline while still being walking distance to the city's best dining, shopping, nightlife, and local C-train station. This is urban living at its finest &ndash; Book your viewing today!