



202, 1026 12 Avenue SW  
Calgary, Alberta

MLS # A2300504



**\$229,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 586
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	None		

Well-located in Calgary's Beltline, just minutes from the downtown core, this 1 bedroom + large den unit offers walkable access to work, restaurants, cafes, shopping, river pathways, and LRT. The open-concept layout is bright and functional, featuring engineered hardwood flooring, a spacious living area with a gas fireplace, and a well-designed kitchen with a center island and breakfast bar. The den is versatile and suitable for a home office or potential second bedroom. Enjoy the downtown skyline views from the balcony just off the large dining area. Additional features include in-floor heating, in-suite laundry with newer full-size front-load washer and dryer, a titled underground parking stall, and a large assigned storage unit. Suitable for first-time buyers, professionals, or investors seeking a central, low-maintenance property.