

# \$179,900 - 204, 1027 12 Avenue Sw, Calgary

MLS® #A2224513

**\$179,900**

1 Bedroom, 1.00 Bathroom, 473 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Beautifully renovated condo unit just a couple years ago with gleaming hardwood floor throughout, open floor plan with newer kitchen cabinets, and countertops. newer vinyl windows. Spacious living has built-in bookshelves. This beautiful unit comes with one bedroom and 1 full bath and a common area parking which has 8 parking to be shared between the 16 unit. The value of this building is the value of the land divided by the 16 unit, estimated to be around 130000 to 140000 while other high rise condo the land value is around only \$50000. Shows pride of ownership! walk to C-train and Safeway. A very good investment opportunity and good value to own.

Built in 1961

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224513          |
| Price          | \$179,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 473               |
| Acres          | 0.00              |
| Year Built     | 1961              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 204, 1027 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0J5                |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Coin Laundry, Parking |
| Parking Spaces | 1                     |
| Parking        | Common, Stall         |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, No Smoking Home, See Remarks, Vinyl Windows, Breakfast Bar, Crown Molding, Laminate Counters |
| Appliances        | Electric Stove                                                                                          |
| Heating           | Baseboard, Boiler                                                                                       |
| Cooling           | None                                                                                                    |
| # of Stories      | 3                                                                                                       |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Flat, Membrane  |
| Construction      | Brick           |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 138            |
| Zoning         | CC-MHX         |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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