

# \$246,000 - 804, 1335 12 Avenue Sw, Calgary

MLS® #A2238522

**\$246,000**

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Fully RENOVATED! NEW Appliances!  
Welcome to this 2-bedroom, 1-bath unit offering a bright, open layout and a warm, inviting atmosphere. The spacious living room is filled with natural light and opens onto a sunny south-facing balcony—perfect for your morning coffee or evening unwind. The stylish kitchen features fresh white cabinetry and brand-new stainless steel appliances, with a separate dining area ideal for entertaining. The large primary bedroom, second bedroom, and 4-piece bath complete this functional floor plan. This pet-friendly building includes an assigned covered parking spot and optional storage for a small fee. Located just steps to shopping, transit, trendy cafÃ©s, and pubs—everything you need is right at your doorstep. Don't miss out—book your private showing today!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238522  |
| Price          | \$246,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 815       |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 804, 1335 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3P7                |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Parking, Laundry |
| Parking Spaces | 1                |
| Parking        | Underground      |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | See Remarks                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Baseboard                                            |
| Cooling           | None                                                 |
| # of Stories      | 9                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 28              |
| Zoning         | CC-MHX          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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