

# \$310,000 - 206, 1315 12 Avenue Sw, Calgary

MLS® #A2269118

## \$310,000

2 Bedroom, 2.00 Bathroom, 827 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.



Built in 2000

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2269118          |
| Price          | \$310,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 827               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206, 1315 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0P6                |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Parkade, Titled, Underground                                   |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Soaking Tub, Storage, Track Lighting |
| Appliances        | Dishwasher, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings             |
| Heating           | Baseboard                                                                                                               |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                        |

# of Stories                7

## Exterior

Exterior Features    Balcony, BBQ gas line, Lighting

Construction        Brick, Concrete, Stucco

## Additional Information

Date Listed            November 6th, 2025

Days on Market      5

Zoning                CC-MHX

## Listing Details

Listing Office        The Real Estate District

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.