

# \$219,000 - 204, 1335 12 Avenue Sw, Calgary

MLS® #A2192242

## \$219,000

1 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Brand new stainless steel appliances. Extra large 1 bedroom suite. Huge PRIVATE patio about 300 sq feet with gate to access the secured COMMON DECK - exclusive to Sunalta House residents . Professionally managed. condominium building. Excellent inner city location. 5 minutes walking distance to Sunalta C-Train; about 10 minutes walk to Downtown C-train free ride zone, Coop Midtown Food Centre and Safeway grocery stores. Close to Connaught elementary School, Mount Royal junior high school, Western Canada High School. This unit faces south in a very quiet location and with a lot of sun light. This building is Fibre optic high speed internet ready. Covered parking stall including. Secured entry system, multiple interior security cameras on every floor and parkade. on a one way street with biking lane, easy access to the river, Sunalta Park, Downtown core, 17 Avenue shops and amenities, heat & water included in condo fee. Extra large private deck 22ft x13ft7inches. Seller related to listing Realtor.

Built in 1978

## Essential Information

MLS® #	A2192242
Price	\$219,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	705
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	204, 1335 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3P7

### Amenities

Amenities	Elevator(s), Garbage Chute, Secured Parking, Visitor Parking
Utilities	Fiber Optics Available, High Speed Internet Available, See Remarks
Parking Spaces	1
Parking	Assigned, Concrete Driveway, Covered, Enclosed, Gated, Garage Door Opener, Plug-In, Parkade, Secured, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Laminate Counters
Appliances	Dishwasher, Refrigerator, Electric Range, Washer/Dryer Stacked
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	9

### Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	February 3rd, 2025
-------------	--------------------

Days on Market	76
Zoning	CC-MHX

## Listing Details

Listing Office	Argent Realty & Management Ltd.
----------------	---------------------------------

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.