# \$425,000 - 103, 788 12 Avenue Sw, Calgary

MLS® #A2193575

#### \$425,000

2 Bedroom, 2.00 Bathroom, 1,107 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

**RARE 2 STOREY APARTMENT TOWNHOUSE STYLE | SEPARATE** ENTRANCE FROM STREET TO UNIT | 2 BEDS, 2 BATHS | HEATED TILE FLOORS ON THE MAIN LEVEL and HEATED **BATHROOM FLOORS | LIVE AND WORK** UNIT - COULD BE USED FOR AIR BNB. Welcome to this stylish 2-storey apartment at 103, 788 12 Avenue SW, in a vibrant downtown community close with everything. This inviting two-bedroom two-bathroom unit features an open-concept layout, allowing for seamless flow between the living, dining, and kitchen areas. You have your private entrance leads directly to your living area on the main floor with large windows, floor to ceiling. The contemporary kitchen boasts stainless steel appliances, sleek cabinetry, and ample counter space, perfect for culinary enthusiasts. Stepping to the upper floor to find the master bedroom with 4pc ensuite, and the primary bedroom is also of good sized. Laundry is in the unit for your convenience. Step outside to enjoy the vibrant neighborhood, with an array of trendy shops, restaurants, and parks just moments away. Safeway Beltline is just one block away, a few mins walking. Additional features include secure parking, spacious storage locker, pet-friendly policy making this home a perfect fit for anyone seeking the best of urban living. Don't miss the opportunity to make this beautiful condo your own!







# **Essential Information**

MLS® #	A2193575
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.00
Year Built	2009
Туре	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

# **Community Information**

Address	103, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1
Province	Alberta

## Amenities

Amenities	Parking, Storage, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	18
Basement	None

#### Exterior

Exterior Features	Balcony
Lot Description	City Lot

Roof	Tar/Gravel
Construction	Brick, Concrete, Stone
Foundation	Brick/Mortar

#### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	32
Zoning	DC

#### **Listing Details**

Listing Office CIR Realty

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