206, 1315 12 Avenue SW, Calgary, Alberta - $320,000

Main Photo

Property Description

Experience vibrant inner-city living in this sun-soaked, south-facing condo nestled in the heart of Calgary's Beltline. Thoughtfully designed with 936 square feet of open-concept space, this 2-bedroom, 2-bathroom home blends comfort and convenience with stylish finishings throughout. The kitchen features granite countertops, a central island with a breakfast bar, and a gas stove, making it perfect for both home cooks and entertainers alike. The bright living room centers around a cozy gas fireplace and opens onto a spacious 91-square-foot balcony equipped with a natural gas line for summer grilling. The well-separated bedrooms offer privacy, with the primary suite including mirrored closets and a 4-piece ensuite with a relaxing soaker tub. The second bedroom is adjacent to a 3-piece bath with a walk-in shower, ideal for guests or a home office setup. In-suite laundry and extra storage add everyday functionality, while secure underground parking provides peace of mind. Although listed as Unit #206, this home is situated on the third floor and faces away from the traffic along 12th Avenue, offering a quiet and private retreat. You'll

Photos Coming Soon

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enjoy all the benefits of inner-city living—cafés, restaurants, transit, and the Bow River Pathway system just 750 metres away—without compromising your peace and quiet. With a Walk Score that classifies it as both a Walker's and Biker's Paradise, this is an ideal opportunity for those seeking a vibrant yet tranquil lifestyle in one of Calgary's most desirable neighbourhoods.   P:

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