

# \$199,900 - 601, 735 12 Avenue Sw, Calgary

MLS® #A2238122

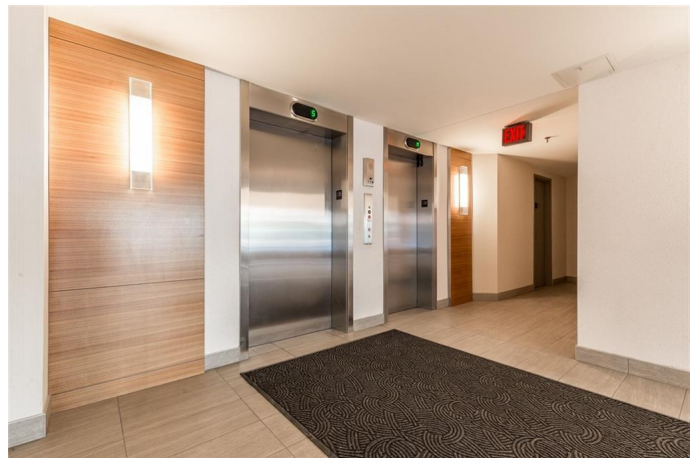
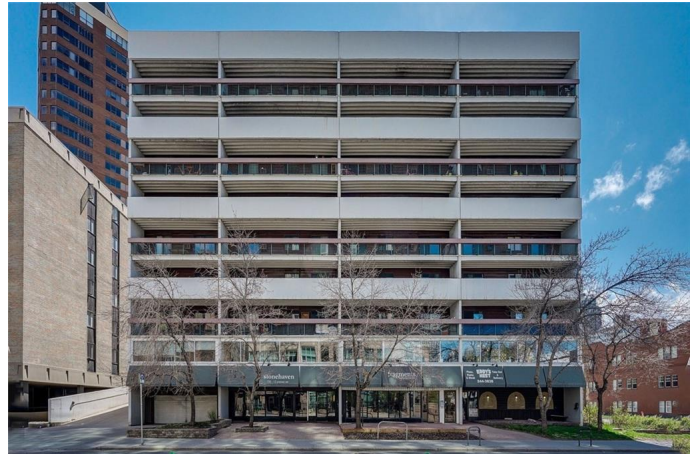
**\$199,900**

1 Bedroom, 1.00 Bathroom, 601 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

If you love chic and sophisticated living, this is the condo for you! Offering an open-concept layout with a rich, contemporary palette and warm hardwood flooring throughout, this unit checks all the boxes. The spacious living area easily accommodates formal dining or a stylish home office setup. The kitchen is beautifully appointed with maple cabinetry, and the generous primary bedroom includes a private walk-in closet. You'll love the full-length, sunny south-facing balcony perfect for enjoying your morning coffee or evening wine. Additional features include insuite laundry hookups and storage, a separate storage locker (#29), and a secure heated underground parking stall (#8). Enjoy the perks of a locked bike room, complementary BBQ, and laundry hookups in the in suite storage room. Recent condo board updates include elevators, boiler system, and parking area. All utilities electricity, heat, and hot water are included in the condo fees. Located just minutes from downtown, a block from Safeway, and steps from 17th Ave, Starbucks, and 12th Ave amenities. It truly has it all! must to see, Call today!



Built in 1978

## Essential Information

MLS® # A2238122

Price \$199,900

Bedrooms 1

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 601               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 601, 735 12 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1J7               |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Gazebo, Park, Parking, Secured Parking, Storage, Visitor Parking, Laundry |
| Parking Spaces | 1                                                                                      |
| Parking        | Assigned, Parkade, Underground                                                         |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                     |
| Cooling           | Wall Unit(s)                                               |
| # of Stories      | 9                                                          |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Lot Description   | Back Lane, Corner Lot, Level, Views |
| Construction      | Concrete                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 4              |

Zoning

CC-MHX

Listing Details

Listing Office

MaxWell Capital Realty

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