# \$249,900 - 809, 1335 12 Avenue Sw, Calgary

MLS® #A2261311

### \$249,900

2 Bedroom, 1.00 Bathroom, 807 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Incredible Value for a 2-Bedroom with Parking in Downtown Calgary!

This 8th-floor unit in vibrant Sunalta offers stunning north-facing views and unbeatable convenience. With 807 sq ft of tastefully updated space, you'II love the granite kitchen countertops, easy-care laminate and tile flooring throughout, and the sleek, renovated full bathroom. The versatile den is perfect as a home office or extra storage. Both bedrooms are spacious and filled with natural light. Step outside to a rare oversized balconyâ€"over 200 sq ftâ€"ideal for lounging or entertaining. Includes a covered parking stall and access to a common laundry room. You're just steps from trendy 17th Ave, shops, dining, and only minutes to the Sunalta LRT and multiple transit options. Whether you're a first-time buyer or investor, this affordable gem checks every box. Don't miss outâ€"schedule your viewing today!

Built in 1978

#### **Essential Information**

MLS® # A2261311

Price \$249,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 807

Acres 0.00







Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 809, 1335 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 3P7

#### **Amenities**

Amenities Coin Laundry, Picnic Area

Parking Spaces 1

Parking Parkade

#### Interior

Interior Features Granite Counters

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Window

Coverings

Heating Baseboard

Cooling None

# of Stories 9

#### **Exterior**

Exterior Features Balcony
Construction Concrete

#### **Additional Information**

Date Listed October 1st, 2025

Days on Market 34

Zoning CC-MHX

## **Listing Details**

Listing Office Century 21 Bravo Realty

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