

\$174,900 - 306, 1320 12 Avenue Sw, Calgary

MLS® #A2260097

\$174,900

1 Bedroom, 1.00 Bathroom, 555 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Fully Furnished 1-Bedroom Condo in the Heart of the Beltline – Move-In Ready!

This well-maintained and fully furnished 1-bedroom, 1-bathroom condo is the perfect opportunity for first-time buyers or savvy investors. Located in Calgary's vibrant Beltline neighborhood, just steps from the downtown core and right on the cycle track, this unit offers unmatched convenience and urban lifestyle.

Whether you're looking to generate rental income or enjoy the perks of inner-city living, this turnkey property is ready for immediate possession.

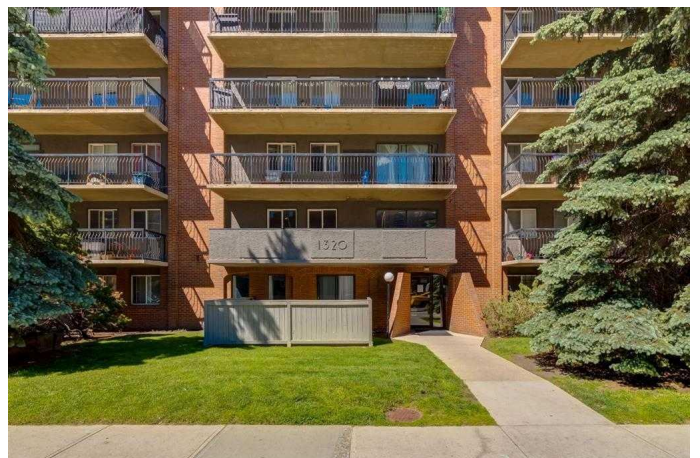
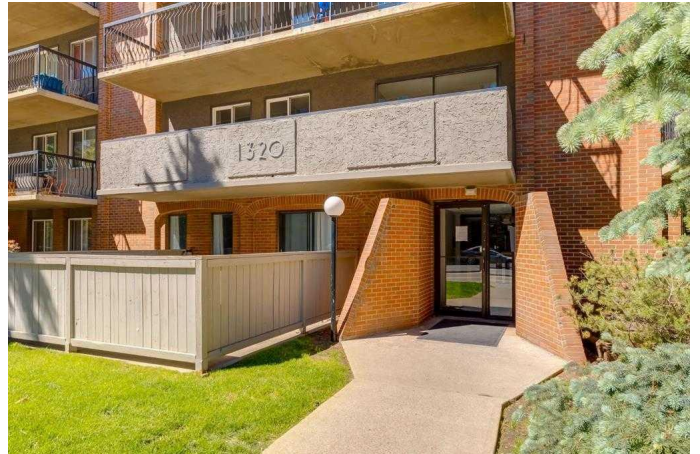
Inside, you'll find a smart and efficient layout that maximizes both space and comfort. The open-concept kitchen, dining, and living area is ideal for entertaining, featuring updated finishes such as modern cabinetry, sleek countertops, stylish tile, and durable laminate flooring. Large patio doors open onto a spacious private balcony – perfect for relaxing or hosting guests.

Additional features include:

A generous bedroom with ample space

A full 4-piece bathroom

In-suite storage



Assigned outdoor parking

Secure building access

Shared laundry facilities

Unbeatable Location

Tucked away on a quieter stretch of 12th Avenue SW, this home offers the perfect blend of tranquility and access to city life. You're just a short stroll from iconic 17th Avenue, where you'll find some of Calgary's best cafés, restaurants, boutique shops, fitness studios, and nightlife.

Grab coffee at Analog, brunch at The Beltliner, cocktails at Model Milk, or shop at Gravity Pope and Kit and Ace. For entertainment, you're minutes from the Scotiabank Saddledome and lush green spaces like Connaught Park and the Lougheed House Gardens.

Don't miss your chance to own in one of Calgary's most walkable and exciting neighborhoods. Quick possession available — book your private showing today!

Built in 1977

Essential Information

MLS® #	A2260097
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	555
Acres	0.00
Year Built	1977
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	306, 1320 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3R6

Amenities

Amenities	Elevator(s), Parking, Trash, Coin Laundry, Storage
Parking Spaces	1
Parking	Stall, Off Street

Interior

Interior Features	Breakfast Bar, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Window Coverings, See Remarks
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony, Storage
Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	23
Zoning	CC-X

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.