# \$274,000 - 605, 1414 12 Street Sw, Calgary

MLS® #A2265365

# \$274,000

2 Bedroom, 1.00 Bathroom, 806 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stylish & Sunlit 2-Bedroom Condo with Southwest Views of 17th Ave

Step into comfort and convenience with this fully upgraded 2-bedroom condo, perfectly located in Calgary's lively Beltline neighborhood. Situated in a quiet, well-managed adults-only building, this southwest-facing corner unit is filled with natural light and offers beautiful views of 17th Avenue.

Enjoy over \$20,000 in recent upgrades, including brand-new appliances, modern flooring, and fresh paint throughout. The spacious primary bedroom easily fits a king-sized bed, while the second bedroomâ€"with charming French doorsâ€"makes a perfect home office or cozy guest room.

You'II love the ease of in-suite laundry, your own heated underground parking stall, and a dedicated storage locker. Step out onto your private balcony to unwind and take in the city skylineâ€"ideal for morning coffee or evening sunsets.

The building has also seen thoughtful updates, including triple-pane windows and refreshed balconies, adding comfort and energy efficiency. Pet-friendly and just steps from trendy restaurants, cafés, shops, and transitâ€"this is urban living at its best.







Whether you're a first-time buyer, downsizing, or looking for a stylish city retreat, this condo checks all the boxes.

#### Built in 1981

### **Essential Information**

MLS® # A2265365 Price \$274,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 806
Acres 0.00
Year Built 1981

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 605, 1414 12 Street Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 3T2

#### **Amenities**

Amenities Elevator(s), Secured Parking, Storage

Parking Spaces 1

Parking Assigned, Parkade

# Interior

Interior Features French Door, No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating Baseboard

Cooling None

# of Stories 8

# **Exterior**

Exterior Features Balcony

Construction Brick, Concrete

# **Additional Information**

Date Listed October 18th, 2025

Days on Market 17

Zoning CC-MH

# **Listing Details**

Listing Office Manor Hill Realty YYC Inc.

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