

# \$474,900 - 903, 788 12 Avenue Sw, Calgary

MLS® #A2214166

**\$474,900**

2 Bedroom, 2.00 Bathroom, 1,084 sqft  
Residential on 0.00 Acres

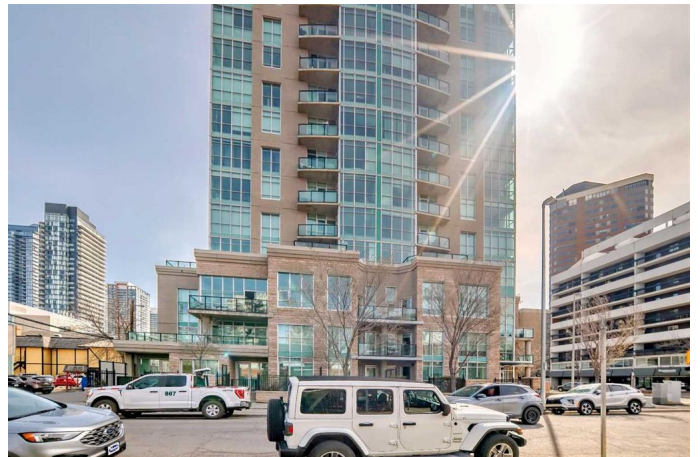
Beltline, Calgary, Alberta

Step into this spacious and bright 2-bedroom, 2-bathroom + den corner unit offering 1,083.7 square feet of thoughtfully designed living space, perfectly positioned in a prime southwest-facing location with sweeping city views.

From the moment you enter, youâ€™ll be drawn to the sun-filled living space where expansive floor-to-ceiling windows frame stunning city skyline views. The open-concept layout offers plenty of room for dining and entertaining, while the soft neutral palette and plush carpeting create a warm, inviting atmosphere. Perfect for those with a green thumb, the abundant natural light makes this living room an ideal space for thriving indoor plants. Plus, enjoy the bonus of incredibly low utility costs â€“ typically just \$50â€“\$100 per month for many years â€“ offering significant savings and peace of mind. With direct access to a spacious balcony, this home beautifully blends indoor comfort with outdoor living.

The open-concept layout continues into the heart-of-the-home kitchen, featuring elegant granite countertops, a functional eating bar, and ample storage for all your culinary needs. The dining area is ideal for cozy meals or gatherings with friends.

Retreat to the bright and airy primary bedroom, complete with wraparound windows, a walk-in closet with built-ins, and a private 3-piece



ensuite. The second bedroom is equally inviting, offering generous light and comfort. A separate den provides the ideal space for a home office, creative corner, or quiet reading room.

Additional features include a spacious in-suite laundry/storage room, air conditioning, titled underground parking with a convenient car wash bay, an assigned storage locker, visitor parking, and a welcoming concierge service.

Located in the heart of the Beltline, youâ€™re just steps from trendy restaurants, cozy cafÃ©s, vibrant nightlife, shopping, and only half a block from Safeway. This home truly has it all â€“ come see it for yourself! Book your private showing today â€“ youâ€™re going to love living here.

Built in 2009

### **Essential Information**

MLS® #	A2214166
Price	\$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	903, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2R 0H1

### Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking, Car Wash, Service Elevator(s), Snow Removal
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18
Basement	None

### Exterior

Exterior Features	Other
Roof	Membrane, Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 27th, 2025
Days on Market	5
Zoning	DC

### Listing Details

Listing Office	Grand Realty
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