

\$310,000 - 206, 1315 12 Avenue Sw, Calgary

MLS® #A2269118

\$310,000

2 Bedroom, 2.00 Bathroom, 827 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the best of Beltline living in this bright and beautifully designed south-facing condo in the heart of Calgary. Offering 826 sq. ft. of open-concept comfort, this 2-bed, 2-bath home perfectly balances style, function, and urban convenience. The contemporary kitchen is well-equipped with granite countertops, a central island with seating, and a gas stove—ideal for cooking at home or entertaining guests. Natural light fills the spacious living room, where a cozy gas fireplace anchors the space. Step outside to a generous 91 sq. ft. balcony, complete with a natural gas hookup for year-round grilling. The two bedrooms are thoughtfully separated for enhanced privacy. The primary suite features mirrored closets and a relaxing 4-piece ensuite with a soaker tub. The second bedroom is paired with a nearby 3-piece bath with a walk-in shower—perfect for visitors or a home office. In-suite laundry, additional storage, and secure underground parking elevate everyday living. While titled as Unit #206, this home is positioned on the quiet third floor, facing away from 12th Avenue for increased serenity. This prime location places you steps from popular amenities—trendy eateries, boutique shopping, transit options, gyms, and the Bow River Pathway system—making it a true Walker™s and Biker™s Paradise. Inner-city convenience meets comfort and tranquillity in this outstanding Beltline opportunity.



Built in 2000

Essential Information

MLS® #	A2269118
Price	\$310,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	206, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Soaking Tub, Storage, Track Lighting
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator, Gas Range
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

of Stories 7

Exterior

Exterior Features Balcony, BBQ gas line, Lighting
Construction Brick, Concrete, Stucco

Additional Information

Date Listed November 6th, 2025
Days on Market 9
Zoning CC-MHX

Listing Details

Listing Office The Real Estate District

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