

# \$209,800 - 204, 1414 12 Street Sw, Calgary

MLS® #A2195790

## \$209,800

1 Bedroom, 1.00 Bathroom, 659 sqft  
Residential on 0.00 Acres

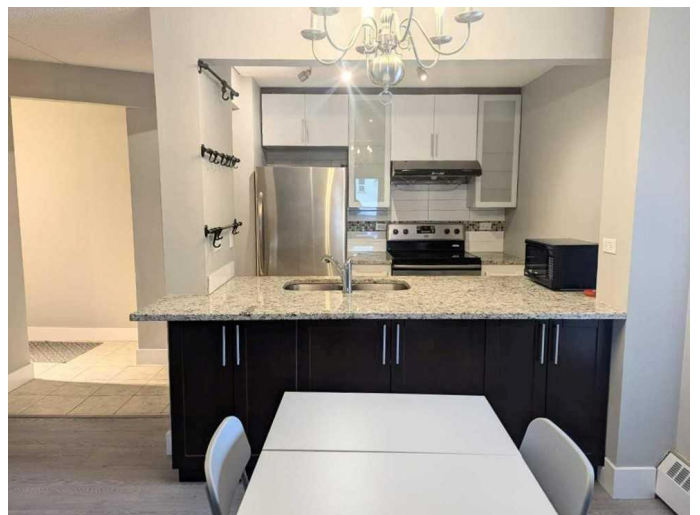
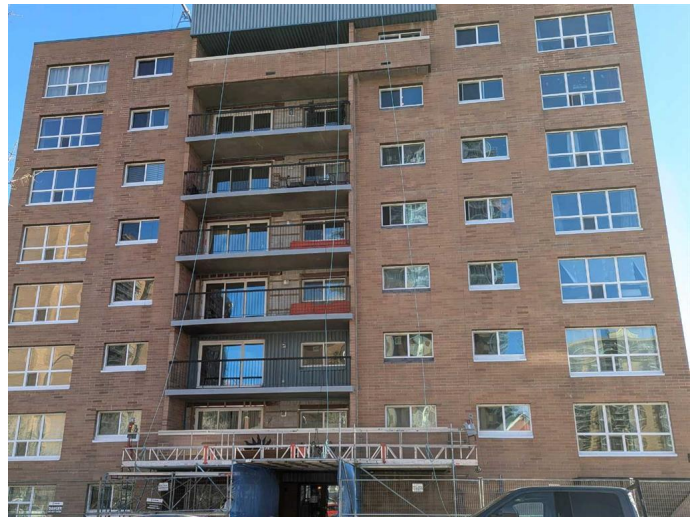
Beltline, Calgary, Alberta

Step into this modern and inviting 659 sq. ft. southwest corner one-bedroom unit, perfectly situated in the heart of the Beltline. With brand-new windows, stylish wide plank laminate flooring, and a thoughtfully designed open-concept kitchen featuring a spacious granite island with extra storage below, this home blends functionality with contemporary charm. The bedroom comfortably fits a king-size bed, while the bright and airy living room provides the perfect space to unwind or entertain. Additional highlights include an upgraded bathroom vanity, in-suite laundry, a private storage locker, and a heated underground parking stall. Nestled in a well-managed building, this prime location puts you just steps from trendy coffee shops, lively bars, and the shopping and dining scene of 17th Avenue. Enjoy your morning coffee or evening meal on the sun-filled south-facing balcony. Don't miss out—schedule a viewing today!

Built in 1981

### Essential Information

MLS® #	A2195790
Price	\$209,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	659



Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	204, 1414 12 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3T2

### **Amenities**

Amenities	Elevator(s), Trash
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	18
Zoning	CC-MH

### **Listing Details**

Listing Office	Property Solutions Real Estate Group Inc.
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