

# \$249,900 - 809, 1335 12 Avenue Sw, Calgary

MLS® #A2261311

## \$249,900

2 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

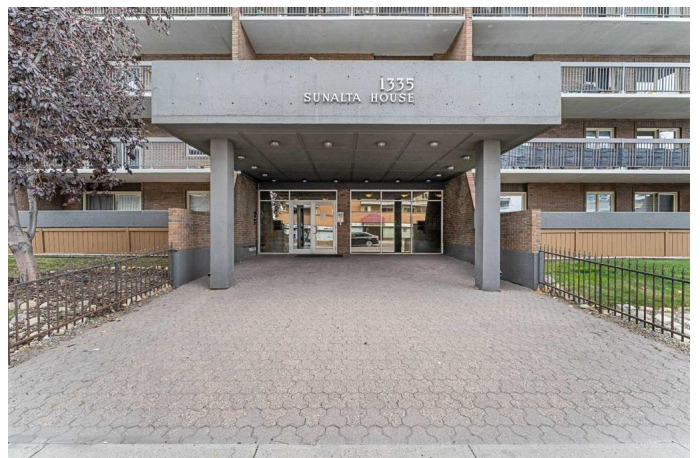
Incredible Value for a 2-Bedroom with Parking in Downtown Calgary!

This 8th-floor unit in vibrant Sunalta offers stunning north-facing views and unbeatable convenience. With 807 sq ft of tastefully updated space, you'll love the granite kitchen countertops, easy-care laminate and tile flooring throughout, and the sleek, renovated full bathroom. The versatile den is perfect as a home office or extra storage. Both bedrooms are spacious and filled with natural light. Step outside to a rare oversized balcony—over 200 sq ft—ideal for lounging or entertaining. Includes a covered parking stall and access to a common laundry room. You're just steps from trendy 17th Ave, shops, dining, and only minutes to the Sunalta LRT and multiple transit options. Whether you're a first-time buyer or investor, this affordable gem checks every box. Don't miss out—schedule your viewing today!

Built in 1978

## Essential Information

MLS® #	A2261311
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	807
Acres	0.00



Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	809, 1335 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3P7

### Amenities

Amenities	Coin Laundry, Picnic Area
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	9

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	October 1st, 2025
Days on Market	2
Zoning	CC-MHX

### Listing Details

Listing Office	Century 21 Bravo Realty
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