

# \$200,000 - 202, 1334 12 Avenue Sw, Calgary

MLS® #A2250714

## \$200,000

2 Bedroom, 1.00 Bathroom, 897 sqft  
Residential on 0.00 Acres

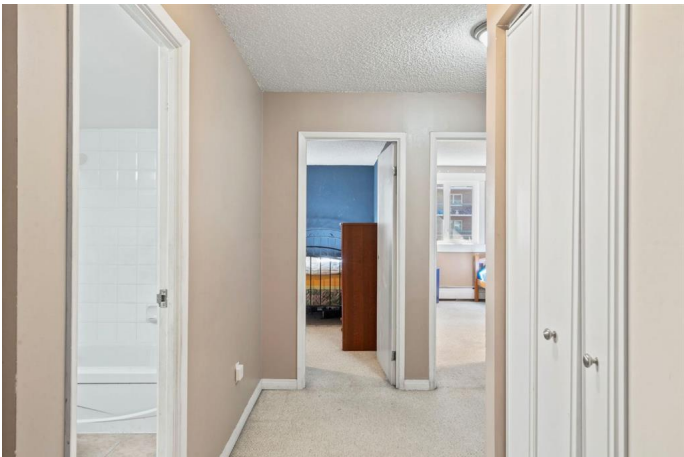
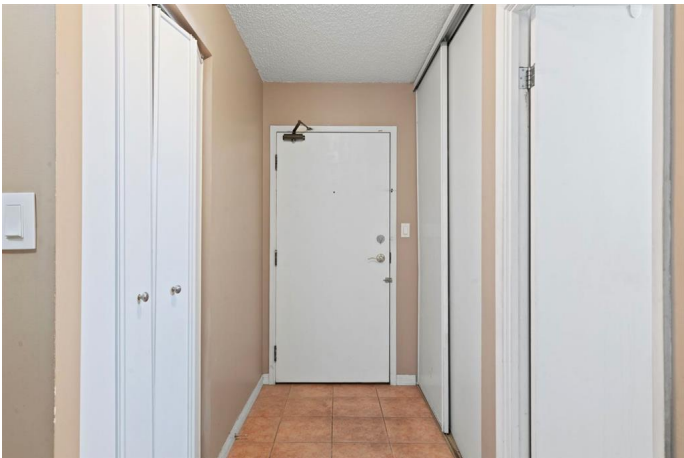
Beltline, Calgary, Alberta

Hereâ€™s your chance to own a well-located condo in Calgaryâ€™s vibrant downtown core. Offering 2 bedrooms, 1 bathroom, and a spacious living area, this home is an ideal opportunity for first-time buyers, investors, or anyone looking to add value with some updates. The bright living room features large sliding doors that open to a generous private balcony perfect for morning coffee or evening relaxation with city views. The functional floor plan includes a separate dining area, a galley-style kitchen, and a well-sized bedroom, giving you a solid foundation to create your own downtown retreat. With secure building access, convenient on-site laundry, and unbeatable walkability to shops, restaurants, transit, and Calgaryâ€™s business district, this condo combines value and location in one package. Bring your vision and make this space your ownâ€”whether as a stylish urban home or an income-generating rental property. Don't miss chance to see it today.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250714  |
| Price          | \$200,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 897       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1980              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 202, 1334 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3R9                |

### Amenities

|                |              |
|----------------|--------------|
| Amenities      | Coin Laundry |
| Parking Spaces | 1            |
| Parking        | Stall        |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Storage                                       |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s) |
| Heating           | Baseboard, Natural Gas                        |
| Cooling           | None                                          |
| # of Stories      | 8                                             |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 50                |
| Zoning         | CC-X              |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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