

6, 1212 12 Street SW
Calgary, Alberta

MLS # A2294336



\$449,800

Division:	Beltline		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,041 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 523
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: None

*** Price Improvement!*** Exceptional Executive-style Townhome in the heart of the Beltline – Welcome home to #6 1212 12St SW! Featuring a prime location in the quiet & desirable Eden Gate complex, this corner unit offers a versatile two-storey floor plan perfect for young professionals, roommates, or couples who value extra room for guests and entertaining. The main level impresses with 9-foot ceilings, a cozy gas fireplace, and a West-facing balcony, complemented by a kitchen boasting granite countertops, stainless steel appliances, and a second balcony overlooking the secluded inner courtyard. Upstairs you will find the luxurious primary retreat showcasing dual closets, custom built-ins, and 4-piece ensuite bath with oversized walk-in shower, jetted tub, and heated floors. The enclosed laundry space is conveniently located on the upper level as well. Downstairs you will find an extra 400+ sf in the fully finished basement with second gas fireplace – perfect for your home office, recreation space, or second bedroom complete with 3-piece bathroom. The utility/storage space completes this level. Additional features include gated ground-level entry into the private 10-unit complex & detached garage with parking for 1 vehicle. This incredible unit is tucked away in the quieter end of the Beltline while still being walking distance to the city's best dining, shopping, nightlife, and local C-train station. This is urban living at its finest – Book your viewing today!