

**204, 1011 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2328212**



**\$239,000**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                    |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 829 sq.ft.                                  | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                                                                                                               |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood                                                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rubber                                                                                                                        | <b>Condo Fee:</b> | \$ 620 |
| <b>Basement:</b>   | -                                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                                                                       | <b>Zoning:</b>    | CC-MHX |
| <b>Foundation:</b> | Poured Concrete                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Storage |                   |        |
| <b>Inclusions:</b> | None                                                                                                                          |                   |        |

Welcome to exceptional value in the heart of downtown Calgary! Beautifully renovated in 2016, this bright and stylish 2-bedroom condo offers the perfect blend of modern finishes, thoughtful functionality, and unbeatable urban convenience. Step inside to an inviting entryway complete with storage, a practical bench, and hooks&mdash;creating the perfect drop zone for everyday living. The wood flooring was just professionally redone in May 2026, adding a fresh, updated feel throughout the home. The open-concept layout is filled with natural light thanks to the desirable south-facing exposure and large patio doors that lead to your private balcony, making it the ideal place to enjoy your morning coffee or summer BBQs. The contemporary kitchen is designed to impress with crisp white cabinetry, quartz countertops, stainless steel appliances, an undermount sink, and an abundance of counter space for cooking and entertaining. Both bedrooms are generously sized, offering comfortable retreats with plenty of flexibility for guests, roommates, or a home office. The beautifully updated 5-piece bathroom features dual quartz vanities and a relaxing soaker tub&mdash;bringing a touch of luxury to your daily routine. A rare bonus, this is one of the few units in the building equipped with its own in-suite washer and dryer, adding convenience that is hard to find. The home also includes an assigned underground parking stall for year-round comfort. Residents enjoy access to fantastic building amenities, including a fitness centre and billiards room. Window-mounted air conditioning units are permitted with board approval, and the building is pet friendly, making it an excellent option for a variety of lifestyles. Located just steps from shopping, restaurants, caf&eacute;s, entertainment, and the C-Train, this move-in-ready condo offers the best of downtown living at an

incredible value. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this is an opportunity you won't want to miss. Call your favourite realtor today to schedule a showing.