

# \$285,950 - 401, 1320 12 Avenue Sw, Calgary

MLS® #A2265296

## \$285,950

2 Bedroom, 1.00 Bathroom, 904 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this 2-bedroom, 1-bathroom condo in the heart of Sunalta. This bright unit offers a functional layout with tiled flooring throughout, a galley-style kitchen with white cabinetry and ample counter space, plus a dining area and living room with large windows that bring in plenty of natural light. Both bedrooms are generously sized with good closet storage, and the updated bathroom features a modern vanity, tiled surround, and full bathtub. The unit includes in-suite storage, closet doors, and a welcoming entryway. This home is in proximity to Sunalta LRT station, river pathways, restaurants, coffee shops, and downtown amenities.

Built in 1977

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265296          |
| Price          | \$285,950         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 904               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 401, 1320 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C3R6                 |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

## Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | No Smoking Home              |
| Appliances        | Electric Range, Refrigerator |
| Heating           | Baseboard, Natural Gas       |
| Cooling           | None                         |
| # of Stories      | 6                            |
| Basement          | None                         |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Roof              | Tar/Gravel              |
| Construction      | Brick, Concrete, Stucco |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 4                  |
| Zoning         | CC-X               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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