

# \$308,800 - 804, 1011 12 Avenue Sw, Calgary

MLS® #A2230370

**\$308,800**

2 Bedroom, 1.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stunning Renovated 2-Bedroom Sub-Penthouse in the Heart of the Beltline. Experience elevated urban living in this beautifully updated 2-bedroom sub-penthouse featuring assigned underground parking and unobstructed southwest views of Calgary's vibrant tree-lined Beltline community. Step inside to find a modern kitchen with rich espresso cabinetry, sleek quartz countertops, stainless steel tile backsplash, and premium stainless steel appliances—all enhanced by stylish under-cabinet lighting. The spacious, south-facing layout floods the unit with natural light, creating a bright and inviting atmosphere throughout. Enjoy brand new wide-plank laminate flooring in the open-concept living area, complete with a charming faux fireplace mantle for added character. The expansive full-length balcony is perfect for entertaining guests or relaxing while taking in sweeping city views. Host with ease in the separate dining area, ideal for larger dinner gatherings. Both the primary and secondary bedrooms are freshly painted, and the updated bathroom boasts a quartz vanity and contemporary fixtures. Located in a well-maintained building offering great amenities including a gym and just 1.5 blocks from Safeway, Midtown Co-op, and a short walk to 17th Avenue or Downtown. This home comes fully furnished with immediate possession available—perfect for investors, professionals, or those seeking a stylish turnkey space in a premium location.



Built in 1981

## Essential Information

MLS® #	A2230370
Price	\$308,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	804, 1011 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0J5

## Amenities

Amenities	Coin Laundry, Elevator(s), Fitness Center, Secured Parking, Trash, Garbage Chute
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Breakfast Bar, Chandelier, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	9

## Exterior

Exterior Features	Balcony
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Construction      Brick, Concrete

### **Additional Information**

Date Listed      June 12th, 2025

Days on Market      31

Zoning      CC-MHX

### **Listing Details**

Listing Office      Sotheby's International Realty Canada

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