

# \$214,900 - 302, 1414 12 Street Sw, Calgary

MLS® #A2224674

**\$214,900**

1 Bedroom, 1.00 Bathroom, 673 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Immaculate, bright, west facing corner unit! Airy, open concept kitchen, dining and living room with brand new, oversized windows. Spacious bedroom and closet, updated bathroom and like new laminate flooring throughout. The oversized balcony with sunny west exposure is a great place to unplug and unwind. Enjoy the comfort and convenience of insuite laundry, a separate storage locker and secure underground parking, Situated in the heart of the Beltline neighborhood of West Connaught. Steps from the historical Brigden Block, Connaught Park, Thompson Family Park, Safran Centre green space and appealing streetscapes. Surrounded by an impressive, progressive public realm, healthy urban canopy, walking, wheeling options and abundant amenities. All this within an easy stroll to downtown and the endless shops, restaurants, and entertainment of 17th Avenue. Urban living at its finest!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224674  |
| Price          | \$214,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 673       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1981              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 302, 1414 12 Street Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3T2                |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Parkade     |
| # of Garages   | 1           |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| # of Stories      | 8                                                                         |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 21             |
| Zoning         | CC-MH          |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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