

\$3,200,000 - 1205 12 Street Sw, Calgary

MLS® #A2210663

\$3,200,000

0 Bedroom, 0.00 Bathroom,
Land on 0.22 Acres

Beltline, Calgary, Alberta

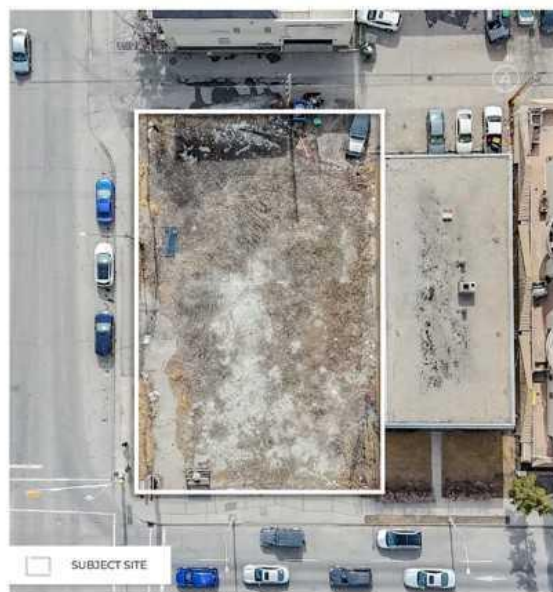
Click brochure link for more details. 12th & 12th represents an exceptional opportunity to acquire a 100% freehold interest in 9,778 square feet of development land in the Beltline neighbourhood of Calgary, Alberta. The Site represents a shovel ready development opportunity, as there is a pending Development Permit from The City of Calgary to support the development of a boutique mixed-use project. The Site benefits from superior frontage and exposure to 12 Avenue SW. The Site occupies a prominent corner lot position in an urban location that benefits from pedestrian friendly accessibility to numerous grocery stores, restaurants, cafes, and breweries all within walking distance. Available for purchase is a rare opportunity to acquire a development site in a rapidly densifying node, in the highly dynamic Calgary market.

Essential Information

MLS® #	A2210663
Price	\$3,200,000
Bathrooms	0.00
Acres	0.22
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	1205 12 Street Sw
---------	-------------------



Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3W9

Additional Information

Date Listed	April 10th, 2025
Days on Market	113
Zoning	CC-MHX

Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.