

# \$249,900 - 809, 1335 12 Avenue Sw, Calgary

MLS® #A2261311

## \$249,900

2 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

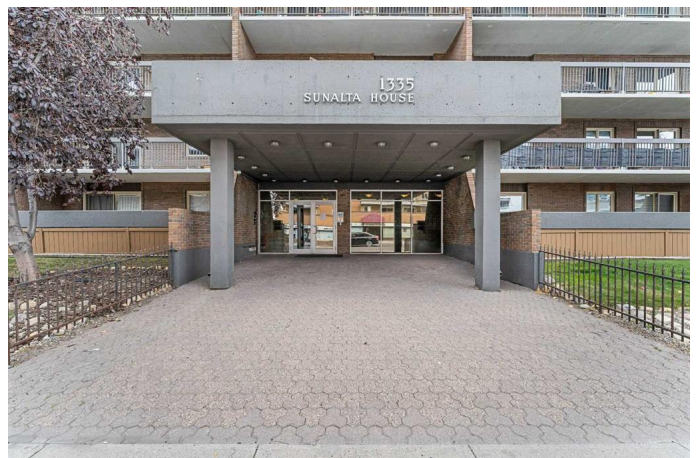
Incredible Value for a 2-Bedroom with Parking in Downtown Calgary!

This 8th-floor unit in vibrant Sunalta offers stunning north-facing views and unbeatable convenience. With 807 sq ft of tastefully updated space, you'll love the granite kitchen countertops, easy-care laminate and tile flooring throughout, and the sleek, renovated full bathroom. The versatile den is perfect as a home office or extra storage. Both bedrooms are spacious and filled with natural light. Step outside to a rare oversized balcony—over 200 sq ft—ideal for lounging or entertaining. Includes a covered parking stall and access to a common laundry room. You're just steps from trendy 17th Ave, shops, dining, and only minutes to the Sunalta LRT and multiple transit options. Whether you're a first-time buyer or investor, this affordable gem checks every box. Don't miss out—schedule your viewing today!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2261311  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 807       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1978              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 809, 1335 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3P7                |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Coin Laundry, Picnic Area |
| Parking Spaces | 1                         |
| Parking        | Parkade                   |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                              |
| Cooling           | None                                                                   |
| # of Stories      | 9                                                                      |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 35                |
| Zoning         | CC-MHX            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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