

\$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

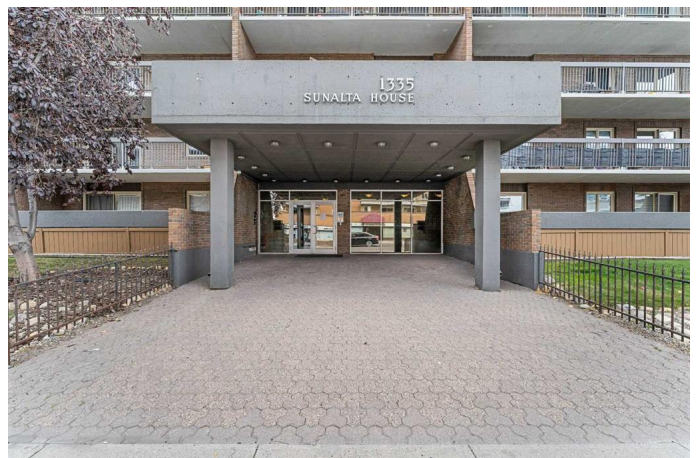
Incredible Value for a 2-Bedroom with Parking in Downtown Calgary!

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	14
Zoning	CC-MHX

Listing Details

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

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.