

# \$347,900 - 406, 1315 12 Avenue Sw, Calgary

MLS® #A2145758

## \$347,900

2 Bedroom, 2.00 Bathroom, 821 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Enjoy an urban lifestyle in downtown Calgaryâ€™s coveted Beltline district in this 2 bedroom, 2 bathroom home that marries contemporary elegance with timeless charm. With over 800 square feet of living space, beautiful natural light, a cozy gas fireplace, underground parking, and stunning architectural archways, this home leaves nothing to be desired. The moment you step inside you are greeted by grand archways that add a touch of architectural sophistication that sets the tone for the magnificent living experience that awaits. The open-concept living area is bathed in natural light, thanks to expansive south facing windows, and boasts a cozy gas fireplace with a gorgeous concrete aesthetic with mantle, a rare feature that makes a world of difference to condo living in Calgary. French doors open onto your large, sunny, south facing patio that provides the perfect place to relax and unwind in the sunshine. The seamless flow from the living room to the dining area and gourmet kitchen makes this home perfect for both relaxing and entertaining. The kitchen is a chefâ€™s dream featuring stainless steel appliances, a gas stove, ample counter space, built-in wine storage, and timeless shaker style cabinetry. Whether youâ€™re preparing a quick breakfast or hosting a dinner party, this kitchen will inspire your culinary creativity. Both bedrooms are generously sized and ideally located on either end of the home, providing serene and private retreats at the end of a



busy day. The primary suite boasts a luxurious en-suite bathroom, designed with luxury and relaxation in mind. The second bedroom is equally inviting, with easy access to the second well-appointed bathroom. Enjoy in-suite laundry and ample in unit storage, as well as heated underground parking to ensure your year round comfort and security. One of the standout features of this condo is its unbeatable location - situated walking distance to downtown, 5 blocks from the LRT station, and accessible to all amenities on foot. Situated within walking distance to everything, you'll find yourself steps away from trendy cafes, fine dining, boutique shops, groceries, nightlife and cultural attractions. Enjoy the convenience of urban living with all the amenities at your fingertips. With its perfect blend of style, comfort, and location, this property is more than a home; it's a lifestyle. Don't miss the opportunity to make this downtown gem your own.

Built in 2000

### Essential Information

MLS® #	A2145758
Price	\$347,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address 406, 1315 12 Avenue Sw

Community	Beltline
Condo	The Monoco
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 0P0

### **Amenities**

Amenities	Other, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, French Door
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
# of Stories	7

### **Exterior**

Exterior Features	Balcony
Roof	Mixed
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	July 1st, 2024
Days on Market	4
Zoning	CC-MHX

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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.