

# \$170,000 - 101, 1027 12 Avenue Sw, Calgary

MLS® #A2264407

## \$170,000

1 Bedroom, 1.00 Bathroom, 448 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step inside this quiet sanctuary, filled with natural light thanks to it being a corner unit and number of windows. The owner has completed several upgrades including brand new flooring throughout. The kitchen boasts ample counter space and sleek cabinetry, flowing seamlessly into the open-concept living and dining area. Get comfortable in the large bedroom and full bathroom with soaker tub. Additional conveniences include ample in-suite storage and private, unassigned off-street parking. Ideal for a young professional or couple, this property also presents an outstanding investment opportunity due to its prime location and ease of rental. The unit is vacant and ready for its new owner. The building and grounds are excellently maintained and well-managed, offering a superior opportunity to embrace the desirable Beltline community, steps away from a multitude of amenities.

Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264407  |
| Price          | \$170,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 448       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1962              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 101, 1027 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0J5                |

### **Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | None              |
| Parking Spaces | 1                 |
| Parking        | Stall, Unassigned |

### **Interior**

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry   |
| Appliances        | Electric Range, Range Hood, Refrigerator |
| Heating           | Baseboard                                |
| Cooling           | None                                     |
| # of Stories      | 4                                        |
| Basement          | None                                     |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Construction      | Brick           |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 25                 |
| Zoning         | CC-MHX             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp 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.