

\$400,000 - 1204, 1118 12 Avenue Sw, Calgary

MLS® #A2266070

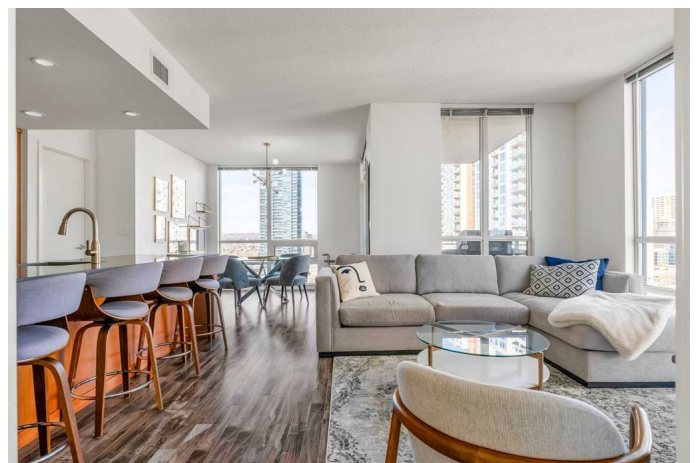
\$400,000

2 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Impeccably designed and move-in ready, this stunning END UNIT in the heart of the BELTLINE offers a rare opportunity to purchase a FULLY FURNISHED home showcasing high-end pieces from POTTERY BARN and WEST ELM. Every item inside is included, creating a seamless, stylish, and effortless transition for the new owner. Expansive FLOOR-TO-CEILING WINDOWS frame sweeping CITY VIEWS, filling the open-concept living space with natural light. A PRIVATE FOYER introduces the thoughtfully designed layout, where the living room separates both bedrooms for OPTIMAL PRIVACY. The spacious living area invites relaxation with contemporary furnishings, while the dining room opens through patio sliders to a COVERED BALCONY, perfect for indoor-outdoor entertaining. A GALLEY-STYLE KITCHEN features FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a LARGE ISLAND with an EATING BAR that comfortably seats four. The PRIMARY BEDROOM offers a true retreat with a WALK-THROUGH CLOSET leading to a luxurious 5-PIECE ENSUITE complete with DUAL VANITY, STAND-UP SHOWER, and SOAKER TUB. A SECOND BEDROOM with DUAL CLOSETS connects to a 3-PIECE ENSUITE that doubles as a guest bath. Enjoy the convenience of IN-SUITE LAUNDRY, NEW WASHER & DRYER, and an oversized TITLED PARKING STALL located on P-1



(STALL #53). A separate ASSIGNED STORAGE LOCKER provides additional space for seasonal items. Step outside to a COVERED BALCONY with included PATIO FURNITURE and BBQ, all overlooking Calgary’s ever-evolving skyline. Building AMENITIES elevate daily life with a FULL-TIME CONCIERGE, FITNESS CENTRE with STEAM ROOM, PARTY ROOM/OWNERS LOUNGE, LANDSCAPED COURTYARD, RENTABLE GUEST SUITE, VISITOR PARKING, and SECURE BICYCLE STORAGE. Ideal for professionals, investors, or those seeking a low-maintenance urban lifestyle, this residence combines design sophistication with everyday functionality in one of Calgary’s most vibrant downtown communities.

Built in 2008

Essential Information

MLS® #	A2266070
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1204, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2R 0P4

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Visitor Parking, Recreation Facilities
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	27

Exterior

Exterior Features	Courtyard
Lot Description	Views
Roof	Tar/Gravel
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	18
Zoning	CC-X

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.