

# \$425,000 - 1606, 220 12 Avenue Se, Calgary

MLS® #A2183784

**\$425,000**

2 Bedroom, 2.00 Bathroom, 818 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

The Perfect Blend of Style, Comfort, and Convenience. This executive 2-bedroom, 2-bathroom condo boasts the best layout with bedrooms thoughtfully positioned on opposite sides of the unit for maximum privacy. Bright, clean, and move-in-ready, this suite features unobstructed SE views from floor-to-ceiling windows and two private balconies that bathe the space in natural light. The sleek kitchen is a chef's dream, showcasing stainless steel appliances, including a new refrigerator and stove, granite countertops, cork flooring, and breathtaking city views. This turnkey property is designed for modern living, with central air conditioning, front-load in-suite laundry, and the added convenience of a titled underground parking stall and storage locker. Enjoy exclusive access to top-tier building amenities, including a fully equipped gym, expansive patio, residents' lounge, and two guest suites. Direct access to Sunterra Market and a main-floor liquor store makes everyday errands quick and stress-free, even in the heart of winter. Perfectly located steps from downtown, Chinatown, the Victoria Park LRT station, Saddledome, Bow River pathways, and the vibrant 17th Ave SW dining and entertainment district, this condo offers a lifestyle of comfort, luxury, and unparalleled urban convenience.

Built in 2010

## Essential Information



MLS® #	A2183784
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1606, 220 12 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0R5

### Amenities

Amenities	Fitness Center, Secured Parking, Guest Suite
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	26

### Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Brick, Concrete, Metal Siding

## **Additional Information**

Date Listed	December 19th, 2024
Days on Market	85
Zoning	DC

## **Listing Details**

Listing Office	Sotheby's International Realty Canada
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