

# \$199,900 - 308, 718 12 Avenue Sw, Calgary

MLS® #A2249301

**\$199,900**

1 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

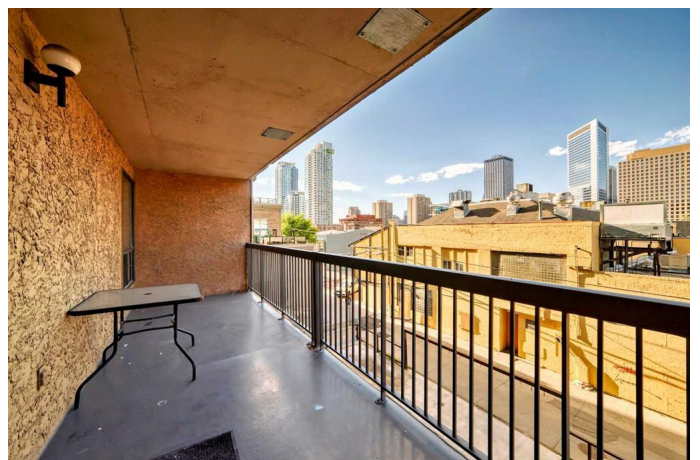
Calling all Investors, first time home buyers, and professionals- this is your opportunity to experience living in downtown Calgary. Access, minimal commuting along with significant amenities & services a few minutes walk away will be the lifestyle to enjoy. Established building "The Sandpiper" is a quiet and super location in the Beltline. Bike lane right out your front door. Safeway, MEC, restaurants and unique shops, parks and services are located nearby. Building has a new roof & recent parkade repairs completed. This spacious one bedroom and one bathroom unit has been lovingly maintained by the long term owners. Noteworthy updates include painting, newer carpet, stainless steel appliances, quartz countertops & washer/dryer in the units' massive storage room. Balcony has amazing downtown views. Perfect for deck chairs/patio sets, plants, BBQ, a book and your favourite beverage to relax. Exercise room with modern fitness equipment, change rooms, showers & sauna conveniently situated on main floor. Assigned Heated, Secure, Underground Parking stall will protect your vehicle all year long and near elevator for ease with groceries. Pets are allowed. Quick possession possible. Call to view it today.

Built in 1980

## Essential Information

MLS® #

A2249301



|                |                   |
|----------------|-------------------|
| Price          | \$199,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 744               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 308, 718 12 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H7               |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Sauna                     |
| Parking Spaces | 1                                                      |
| Parking        | Assigned, Heated Garage, Parkade, Secured, Underground |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, Soaking Tub, Recreation Facilities |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer                       |
| Heating           | Baseboard, Boiler, Hot Water                                                                                |
| Cooling           | None                                                                                                        |
| # of Stories      | 8                                                                                                           |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Roof              | Tar/Gravel              |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 42                |
| Zoning         | CC-X              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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