

\$475,000 - 303, 788 12 Avenue Sw, Calgary

MLS® #A2271191

\$475,000

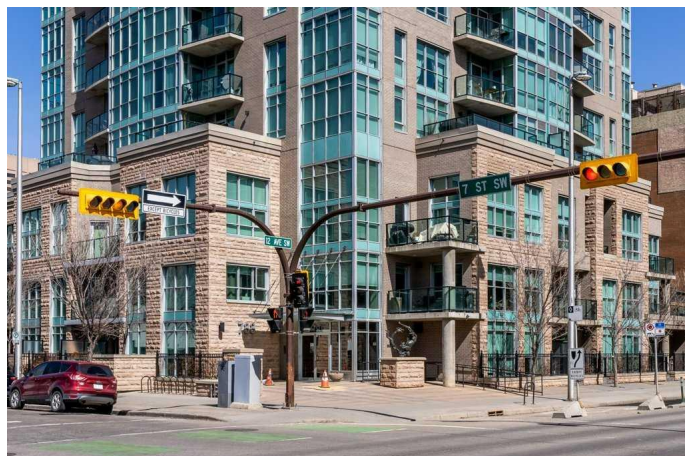
2 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this beautifully designed 2-bedroom + den, 2-bathroom home that blends luxury, comfort, and convenience in one of the quietest buildings in the area. From the moment you step inside, the impressive 10 & 11-ft ceilings create a bright, spacious, and elevated feel throughout the open-concept layout. The modern kitchen offers excellent functionality with a large pantry, premium finishes, and plenty of room for cooking and entertaining family and friends. The living area extends seamlessly to your private balcony, perfect for enjoying a morning coffee or simply unwinding at the end of the day. Both bathrooms are thoughtfully upgraded with in-floor heating, providing year-round comfort. The home also includes custom blackout blinds, ideal for privacy and restful nights, along with central heating and air conditioning with in-unit controls for personalized comfort in every season. A dedicated laundry room with extra storage adds convenience, while the building itself enhances your daily living with an exceptionally quiet atmosphere, a separate storage unit, and a titled parking stall. You™ll also appreciate the added security and service of a Monday–Friday concierge (9 am–5 pm). Perfectly appointed and impeccably maintained, this upscale condo offers a rare blend of luxury features and everyday practicality—truly a rare opportunity.

Built in 2009



Essential Information

MLS® #	A2271191
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	303, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone

Additional Information

Date Listed November 20th, 2025
Zoning DC (pre 1P2007)

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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