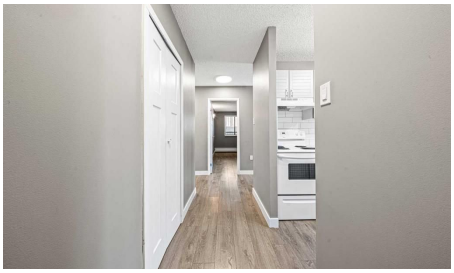
202 718 12 Avenue SW

Calgary | Active | MLS® A2323434

$224,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1980**	**815.23 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

OPEN HOUSE Saturday - October 17, 2026 - 2:00 pm to 4:00 pm Welcome to one of downtown Calgary's most unique condo offerings, where a spectacular 400 sq. ft. private terrace and iconic Calgary Tower views redefine urban living. Whether you're entertaining guests, enjoying your morning coffee, creating your own outdoor oasis, or taking in the city lights, this incredible outdoor space offers a lifestyle that's rarely found.

Situated in a well-maintained concrete building, this private corner unit offers exceptional privacy, reduced noise, and an abundance of natural light. The building is equipped with two elevators, making everyday living convenient and efficient.

Inside, you'll discover a beautifully updated home designed for both comfort and functionality. The renovated kitchen showcases contemporary cabinetry, marble-look countertops, a timeless tile backsplash, and abundant workspace and storage. Laminate flooring flows throughout the main living areas, complemented by fresh neutral finishes that create a bright, modern feel.

The spacious layout features a dedicated dining area, an expansive living room, two generously sized bedrooms, a tastefully renovated bathroom with contemporary finishes, and an oversized in-suite laundry and storage room-a rare convenience in downtown condo living. For added flexibility, the building also offers additional coin-operated laundry facilities.

Complete with heated underground parking and exceptional amenities including a fitness centre, sauna, steam room, secure bike storage, additional coin-operated laundry, and two elevators, this home combines comfort, convenience, and an unbeatable downtown lifestyle. Ideally located just steps from the Bow River pathways, restaurants, cafés, shopping, transit, and Calgary's vibrant downtown core, this is a rare opportunity to own a beautifully updated corner unit with one of the city's most impressive private outdoor spaces.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323434
Bedrooms	2
Bathrooms	1
Year Built	1980
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	815.23 sq. ft.
Condo Fee:	$789.00
Condo Fee Includes:	Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	7
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9410472

Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Beltline
Amenities:	Bicycle Storage, Coin Laundry, Fitness Center, Sauna, Secured Parking
Appliances:	Range Hood, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 17'11" × 11'4" ·
Main Floor	Dining Room · 8' × 7'11" ·
Main Floor	Kitchen · 7'9" × 7'8" ·
Main Floor	Bedroom · 13'11" × 7'10" ·

Main Floor	Bedroom - Primary · 13'11" × 10'3" ·
Main Floor	Laundry · 10'3" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio, Side Porch, Terrace
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-X
Listed Date:	Jun 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/202-718-12-avenue-sw-calgary-a2323434/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.