408 718 12 Avenue SW

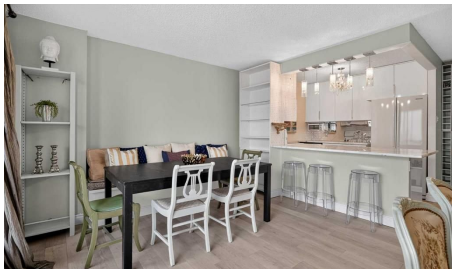
Calgary | Active | MLS® A2335397

$150,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1980**	**731 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this beautifully renovated 1-bedroom, 1-bathroom condo offering a perfect blend of modern style and functional design in the heart of the Beltline. Thoughtfully updated throughout, this home features full-height white kitchen cabinetry, hard surfaced countertops, a spacious island with a built-in display case, and plenty of prep and storage space, making it ideal for both everyday living and entertaining.

The open-concept layout is enhanced by durable premium laminate flooring that flows through the entryway, kitchen, and living room, creating a seamless and contemporary feel. The dining area features a custom-built bench with convenient storage underneath, maximizing both style and functionality. Additional custom built-in wall cabinetry provides even more storage while adding a sophisticated touch to the living space.

The spacious bedroom is complemented by a beautifully finished 3-piece bathroom featuring tile flooring, hard surfaced countertops, and a modern vessel sink. Enjoy the convenience of an in-suite laundry room with additional storage, helping keep your home organized and clutter-free.

A long private balcony extends your living space outdoors while allowing an abundance of natural light to fill the home. Located just steps from restaurants, cafés, shopping, parks, transit, and downtown amenities, this move-in-ready condo offers exceptional convenience and an unbeatable urban lifestyle.

Whether you're looking to purchase your first home or expand your real estate portfolio, this property is an excellent opportunity. With its modern updates, functional layout, and highly desirable inner-city location, it offers outstanding rental appeal and strong long-term investment potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335397
Bedrooms	1
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:	731 sq. ft.
Condo Fee:	$706.74
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1980 (Age: 46)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9410472
Heating:	Baseboard
New Constr.:	No

Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, 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:	Elevator(s), Fitness Center, Sauna
Appliances:	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 10'7" × 4'8" ·
Main Floor	Dining Room · 9'9" × 8'2" ·
Main Floor	Kitchen · 9' × 8'10" ·
Main Floor	Living Room · 19'2" × 11' ·
Main Floor	Bedroom - Primary · 11'7" × 10'3" ·

Main Floor	Laundry · 7'5" × 5' ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-X
Listed Date:	Aug 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/408-718-12-avenue-sw-calgary-a2335397/

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

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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.