505 1209 6 Street SW

Calgary | Active | MLS® A2352064

$249,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1964**	**1,018.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Get ready for your newest home! Welcome to this spacious 1,000+ sq. ft. corner unit in the heart of the Beltline, offering the perfect blend of comfort, convenience, and urban living. With freshly painted walls, this bright 2-bedroom, 2-bathroom home features a desirable southeast-facing exposure, filling the space with natural light throughout the day. Located just steps from Calgary's downtown core, you'll enjoy unbeatable walkability with easy access to the CTrain station, vibrant 17th Avenue, restaurants, cafés, shopping, parks, and countless amenities. Whether you're a professional, investor, or someone looking to experience the best of inner-city living, this exceptional Beltline condo offers an outstanding opportunity to enjoy.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352064
Bedrooms	2
Bathrooms	2
Year Built	1964
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:	1,018.85 sq. ft.
Main Level Finished Area:	1,018.85 sq. ft.
Condo Fee:	$846.47
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water

Front Exposure:	East
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	5
Stories Total:	11
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1964 (Age: 62)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0512960
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Exud
Community:	Beltline
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	All window coverings
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 18'6" × 12'6" ·
Main Floor	Bedroom · 12'3" × 11'3" ·
Main Floor	Living Room · 21'3" × 18'8" ·
Main Floor	Kitchen · 12'8" × 8'9" ·
Main Floor	Dining Room · 9'8" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby
Interior Features:	Elevator, No Animal Home
Exterior Features:	Storage
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MHX

Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/505-1209-6-street-sw-calgary-a2352064/

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