507 812 14 Avenue SW

Calgary | Active | MLS® A2355828

$269,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1977**	**756.18 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Landan Real Estate

A closer look

Welcome to The 812, a beautifully maintained concrete building in the heart of Calgary’s vibrant Beltline! This spacious 756 sq. ft. one-bedroom, one-bathroom condo offers a fantastic open floor plan, contemporary finishes, and an abundance of natural light. Step inside the inviting foyer, complete with a convenient front entry closet, and discover a thoughtfully designed layout that offers the space and functionality often hard to find in inner-city condo living. Updated luxury vinyl plank and tile flooring complement the interior, leading into the spacious great room where the desirable south-facing exposure allows sunshine to pour in, creating a bright and welcoming atmosphere. The generous living area provides plenty of room to relax or entertain, while the dedicated dining nook offers space for a proper dining table, a wonderful feature in downtown condo living! The well-appointed kitchen features granite countertops, stainless steel appliances, solid wood cabinetry, and stylish fixtures, with a convenient linen/pantry closet nearby for additional storage. Step outside onto your sunny south-facing balcony, the perfect spot to enjoy your morning coffee, soak up the sunshine, or unwind with a summer BBQ. The generously sized primary bedroom easily accommodates additional furniture and features a large closet with custom built-in organizers. Completing the interior is a four-piece bathroom with a granite-topped vanity and a separate in-suite laundry room, adding to the everyday convenience of this well-designed home. The 812 is a unique condo conversion completed in 2009, offering quality concrete construction and beautifully appointed common areas. Residents enjoy fantastic amenities, including a rooftop patio, third floor common patio, fitness room, while pet lovers will appreciate the pet-friendly building and dedicated dog run area. A titled parking stall in the secure, covered parking area adds even more convenience and value. Just steps from trendy 17th Avenue, you'll love being surrounded by some of Calgary's best restaurants, cafés, boutique shops, nightlife, and everyday amenities. With the downtown core just blocks away, this unbeatable location offers the perfect balance of urban energy and comfortable living. Whether you're a first-time buyer, professional, or investor, this is a fantastic opportunity to own a spacious, stylish condo in one of Calgary's most desirable inner-city communities. With the condo board ALLOWING SHORT TERM RENTALS, this property also offers excellent flexibility and income generating potential. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355828
Bedrooms	1
Bathrooms	1
Year Built	1977
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:	756.18 sq. ft.
Main Level Finished Area:	756.18 sq. ft.
Condo Fee:	$652.63
Condo Fee Includes:	Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	5
Stories Total:	7
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1977 (Age: 49)
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:	0814186

Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Tile, Vinyl Plank
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:	Eightwelve
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Roof Deck, Trash
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	BBQ, Patio Furniture
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14'4" × 13'8" ·
Main Floor	Kitchen · 8'7" × 7'4" ·

Main Floor	Dining Room · 11'6" × 8'10" ·
Main Floor	Bedroom - Primary · 14'6" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/507-812-14-avenue-sw-calgary-a2355828/

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