607 1320 12 Avenue SW

Calgary | Active | MLS® A2330794

$198,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1977**	**723 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to this TOP-FLOOR, CORNER, move-in ready 2-bedroom condo offering exceptional value in Calgary's vibrant Beltline. Concrete Building, with No Post Tension Cables, Condo Fees under $600/month and is super pet friendly. Enjoy fantastic North city views with great access to downtown, the river pathway system, and the amenities and services of 17th Ave with all its trendy restaurants and coffee shops. For buyers looking to secure a well-located inner-city home with affordable livability and long-term potential, this is a standout opportunity. This updated, END unit features open concept layout with plenty of storage, including front entry walk-in closet. The Kitchen with its full height cabinets, undermount lighting, newer appliances and an eat up island has plenty of counter space. Handsome laminate flooring runs throughout the unit including in both bedrooms and in the living room which provides access to your massive, covered patio. The bathroom has been renovated, has storage a plenty and features the Washer. The Dryer just off the kitchen, allows you to avoid using the building's common area laundry room. This top-floor location offers added privacy and quiet-no neighbours above with views to the west. The building is currently undergoing patio rehab which has been fully paid for avoiding condo fee increase. This gem comes with an assigned parking stall, with plenty of free street parking for your guests. This is a place you can be proud to call home and host your friends & family.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330794
Bedrooms	2
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:	723 sq. ft.
Condo Fee:	$563.46
Condo Fee Includes:	Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	6
Stories Total:	6
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
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:	8110117
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	No

Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
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)
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Inclusions:	Portable Air Conditioner
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Kitchen · 11'1" × 10' ·
Main Floor	Dining Room · 10'10" × 7'3" ·
Main Floor	Living Room · 13'8" × 10' ·
Main Floor	Bedroom - Primary · 13' × 9'11" ·
Main Floor	Bedroom · 13' × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-X
Listed Date:	Jul 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/607-1320-12-avenue-sw-calgary-a2330794/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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