703 1414 12 Street SW

Calgary | Active | MLS® A2349373

$250,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1981**	**846.74 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Step inside a little Modern Moody Glam! With a touch of theatrical drama, this home has a personality all its own. And if moody isn't your style, keep scrolling! We've included virtually updated photos with a lighter, neutral palette to help you imagine the possibilities.
Offering almost 850 sq. ft. of living space, this 2-bedroom, 1-bathroom condo features a well-designed floor plan that feels more like a home than a typical condo. The spacious living area gives you room to spread out, entertain and arrange things your way, whether you prefer an open living and dining space or a separate dining area. There's also the convenience of in-suite laundry, tucked into a generously sized laundry and storage room providing valuable extra space.
The building itself has concrete construction and has benefited from recent improvements in 2024/2025 including the installation of highly desirable triple-pane windows and patio doors, re-pointing of brick work (mortar refinishing), as well as waterproofing and refinishing the balcony surfaces. Enjoy your heated underground parking and security, and note your condo door location is directly across from the elevator making coming and going especially easy. Just steps from the shops, restaurants and energy of 17th Avenue, you'll have Calgary's vibrant inner-city lifestyle right outside your door. Coffee shops, dining, shopping and everyday conveniences are all within easy walking distance. You can have one dog or two cats, with board approval.

Love the existing look? Furniture and decorative accents are NEGOTIABLE, please ask.
Whether you appreciate its distinctive character or have a completely different vision in mind, this condo offers the space, location and flexibility to make it your own.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349373
Bedrooms	2
Bathrooms	1
Year Built	1981
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:	846.74 sq. ft.
Condo Fee:	$852.74
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	7
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
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:	9412295
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Parkade, Secured, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Terra Del Sol
Community:	Beltline
Amenities:	Elevator(s), Secured Parking, Snow Removal, Trash
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	TV / Bookshelving Unit in Living Room
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 12'8" × 10'8" ·
Main Floor	Dining Room · 8'3" × 7'8" ·
Main Floor	Foyer · 7'10" × 5'11" ·
Main Floor	Kitchen · 8'11" × 7'10" ·
Main Floor	Laundry · 10'8" × 3'11" ·

Main Floor	Living Room · 17' × 12'9" ·
Main Floor	Bedroom - Primary · 13'5" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Elevator, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Covered
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Oct 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/703-1414-12-street-sw-calgary-a2349373/

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