

# \$259,900 - 204, 1315 12 Avenue Sw, Calgary

MLS® #A2213938

**\$259,900**

1 Bedroom, 1.00 Bathroom, 691 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

THE MONACO, where Urban Energy Meets Everyday Comfort! Step into a life of style, comfort, and unbeatable convenience in the heart of Calgary's vibrant Beltline district. This beautiful apartment offers more than just a place to live—it offers a lifestyle. Imagine having multiple LRT stations close by, biking along the Bow River pathways, or meeting friends at one of the countless boutique shops and gourmet restaurants just steps from your door. As soon as you enter, warm west-facing light fills the space, highlighting soaring boarded ceilings with elegant crown molding and a cozy gas fireplace—the perfect setting for unwinding after a long day. The open-concept kitchen is inviting, featuring gorgeous cabinetry, a gas range, stainless steel appliances, and a central island ideal for entertaining. Need a spot to focus or store your gear? The dedicated den/office space offers flexibility for working from home or staying organized. The generously sized primary bedroom boasts sun-drenched windows and a large closet, while a spacious 4-piece bath and in-suite laundry room with extra storage make everyday living effortless. Freshly painted and cleaned, this turnkey home includes a titled underground parking stall and is ready for immediate possession. Opportunities like this don't wait—experience the Monaco lifestyle today before someone else does. VIRTUAL TOUR AVAILABLE!



Built in 2000

## Essential Information

MLS® #	A2213938
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	691
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	204, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

## Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Crown Molding
Appliances	Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

# of Stories                7

## Exterior

Exterior Features	Balcony
Roof	Clay Tile
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	3
Zoning	CC-MHX

## Listing Details

Listing Office	Real Broker
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