

# \$230,000 - 301, 1828 12 Avenue Sw, Calgary

MLS® #A2249302

**\$230,000**

2 Bedroom, 1.00 Bathroom, 777 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

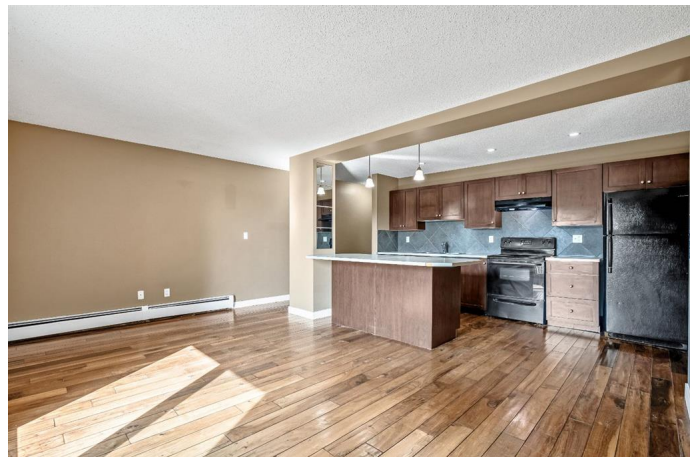
Why rent when you can own your own home in the highly sought-after community of Sunalta. Enjoy easy access to everything urban living offers, including LRT access at Sunalta Station, boutique shopping, the Bow River pathways, trendy 17th Ave's amazing restaurants and bars, along with Community Foods grocery store just minutes away. This beautifully updated condo features a bright functional layout. As you enter you will notice the gleaming walnut hardwood flooring, and elegant maple cabinets in the kitchen. The spacious kitchen, is complete with a large moveable island, that seamlessly connects to the inviting living room and dining area. Step out onto the Sunny South facing balcony with stylish glass railing, perfect for relaxing evenings. There are two generous sized bedrooms, an in suite laundry room and a modern 4 piece bath with tile flooring. This private corner unit is move in ready and in pet friendly building (with board approval). Whether you're a first-time buyer, downsizer, or investor, this Sunalta condo offers the perfect blend of comfort, style, and location. Schedule your private tour today and experience the best of downtown Calgary living!

Built in 1978

## Essential Information

MLS® #

A2249302



|                |                   |
|----------------|-------------------|
| Price          | \$230,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 777               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 301, 1828 12 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0R6                |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Parking, Trash    |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Other                  |
| Construction      | Stucco, Wood Frame, Wood Siding |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 29th, 2025 |
|-------------|----------------------|

|                |      |
|----------------|------|
| Days on Market | 35   |
| Zoning         | M-C2 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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