

\$375,000 - 404, 1026 12 Avenue Sw, Calgary

MLS® #A2247504

\$375,000

2 Bedroom, 2.00 Bathroom, 1,191 sqft

Residential on 0.00 Acres

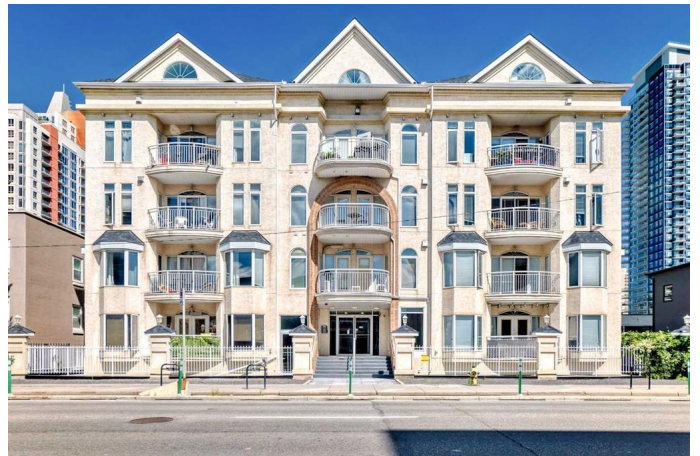
Beltline, Calgary, Alberta

Welcome to sophisticated urban living in the heart of Calgary's vibrant Beltline! This rare two-story AIR CONDITIONED penthouse offers an impressive 1,191 sq ft of sun-filled space, blending striking architecture with everyday comfort.

Step inside to soaring two-story ceilings in the living room, where floor-to-ceiling windows bathe the space in natural light. A striking two-way gas fireplace connects the living area to the king sized primary bedroom, creating both visual appeal and cozy warmth. The open kitchen area is ideal for hosting, with generous counter space and a layout that encourages conversation.

The home's thoughtful design places the primary bedroom and a separate enclosed room—currently used as a home office—on opposite sides of the unit for privacy. Upstairs, the loft space overlooks the living room below, offering the perfect spot for a media lounge, creative studio, or reading nook. Additional storage needs are easily met with a dedicated in-unit storage room plus bonus loft storage. One titled underground parking stall is included and conveniently located just steps from the elevator. Pets are welcomed here with board approval.

Living here means more than just owning a stunning home—you'll enjoy the unmatched walkability of the Beltline, with trendy caf s, award-winning restaurants, boutique shops, and vibrant nightlife just steps away. Green escapes and community events



bring a perfect balance of energy and relaxation to daily life, while nearby C-Train access makes commuting effortless. This exclusive top-floor residence combines striking design, smart functionality, and an unbeatable location—a truly rare find in Calgary’s most sought-after urban neighbourhood.

Built in 1999

Essential Information

MLS® #	A2247504
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,191
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	404, 1026 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0J6

Amenities

Amenities	Elevator(s), Secured Parking, Trash, Visitor Parking, Garbage Chute
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, In Floor, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco

Additional Information

Date Listed	August 15th, 2025
Days on Market	8
Zoning	CC-X

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.