

# \$399,900 - 1501, 220 12 Avenue Se, Calgary

MLS® #A2209208

**\$399,900**

2 Bedroom, 2.00 Bathroom, 834 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated living in this stunning 15th floor corner unit, featuring 2 bedrooms, 2 bathrooms, and sweeping southwest-facing mountain views. With floor-to-ceiling windows, an open layout, and a private balcony, this home offers the perfect blend of luxury, light, and breathtaking scenery.

The spacious, sun-drenched living area is the heart of the home, with panoramic views stretching to the Rockies and beyond. Whether you're relaxing or entertaining, the southwest exposure fills the space with natural light and showcases stunning sunsets year-round.

The modern kitchen is designed to impress, complete with sleek cabinetry, granite countertops, full sized stainless steel appliances, and a large island with seating. It flows effortlessly into the dining and living areas, creating an open, social space perfect for daily living or hosting friends.

The primary bedroom is a peaceful retreat, offering beautiful views, a walk-through closet, and a stylish ensuite with tub/shower combo. The second bedroom is generously sized and located across from the second full bathroom—ideal for guests, roommates, or a home office.

Step out onto the private SW-facing balcony to enjoy your morning coffee or an evening glass



of wine while soaking in the views of the city skyline and majestic Rockies.

Located in a sought-after high-rise with premium amenities such as secure entry, underground parking, fitness center, and more, this home is just steps from shopping, restaurants, parks, and transit.

Built in 2010

**Essential Information**

MLS® #	A2209208
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1501, 220 12 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0R5

**Amenities**

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

**Interior**

Interior Features	High Ceilings, No Smoking Home, Granite Counters, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
Heating	Baseboard
Cooling	Central Air
# of Stories	26

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Metal Siding

## Additional Information

Date Listed	April 7th, 2025
Days on Market	110
Zoning	DC

## Listing Details

Listing Office	eXp Realty
----------------	------------

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