

# \$3,200,000 - 1205 12 Street Sw, Calgary

MLS® #A2210663

**\$3,200,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.22 Acres

Beltline, Calgary, Alberta

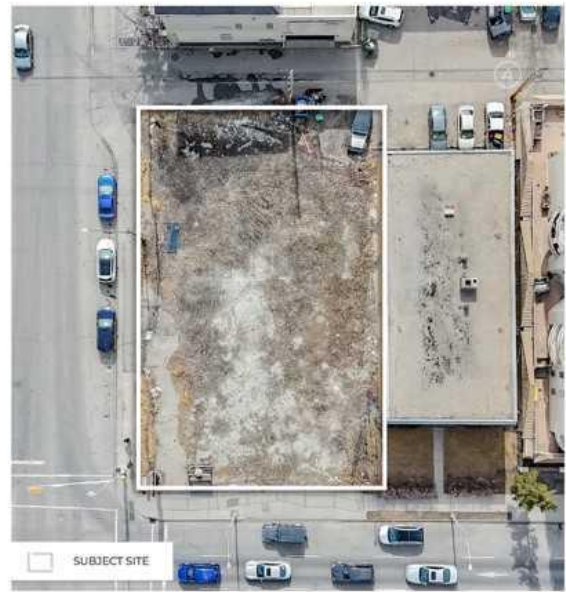
Click brochure link for more details. 12th & 12th represents an exceptional opportunity to acquire a 100% freehold interest in 9,778 square feet of development land in the Beltline neighbourhood of Calgary, Alberta. The Site represents a shovel ready development opportunity, as there is a pending Development Permit from The City of Calgary to support the development of a boutique mixed-use project. The Site benefits from superior frontage and exposure to 12 Avenue SW. The Site occupies a prominent corner lot position in an urban location that benefits from pedestrian friendly accessibility to numerous grocery stores, restaurants, cafes, and breweries all within walking distance. Available for purchase is a rare opportunity to acquire a development site in a rapidly densifying node, in the highly dynamic Calgary market.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2210663        |
| Price     | \$3,200,000     |
| Bathrooms | 0.00            |
| Acres     | 0.22            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|         |                   |
|---------|-------------------|
| Address | 1205 12 Street Sw |
|---------|-------------------|



|             |          |
|-------------|----------|
| Subdivision | Beltline |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3C 3W9  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 71               |
| Zoning         | CC-MHX           |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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