

# \$349,500 - 405, 1315 12 Avenue Sw, Calgary

MLS® #A2204570

## \$349,500

2 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Monaco. This large elegant 2 bed/2bath PLUS DEN is one you will not want to miss. Upon entering this corner unit, you are immediately greeted by 9' ceilings fashioned with crown moulding. Bright and open plan features fireplace, large kitchen with island, in suite laundry, primary bedroom with walk-in closet and ensuite. Great layout with nearly 1000 sqft, this home is all you have been looking for. The kitchen also features stainless steel appliances, a gas stove, an abundance of cabinets, additional storage in the pantry, and solid granite countertops. The central island is the perfect place to gather, friends can sit or stand around the kitchen in comfort. The den is the perfect office space, but could easily be used as a craft room or yoga studio. It has a tall glass window which ensures you feel connected to the living space on the other side. The living area includes a gas fireplace with concrete surround. From here you can step directly onto the spacious balcony. The primary bedroom is an owner's retreat with a Juliet balcony, walk-in closet, and private en-suite. This unit also comes with a titled underground parking stall. The complex itself is situated in the Beltline district, it's known to be pet friendly, and has a private rooftop terrace exclusive to their residents.

Built in 2001

## Essential Information



MLS® #	A2204570
Price	\$349,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	405, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

### **Amenities**

Amenities	Elevator(s), Parking, Roof Deck
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	7

### **Exterior**

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

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	24
Zoning	CC-MHX

### **Listing Details**

Listing Office	The Real Estate District
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