

# \$288,800 - 704, 1011 12 Avenue Sw, Calgary

MLS® #A2256390

**\$288,800**

2 Bedroom, 1.00 Bathroom, 836 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

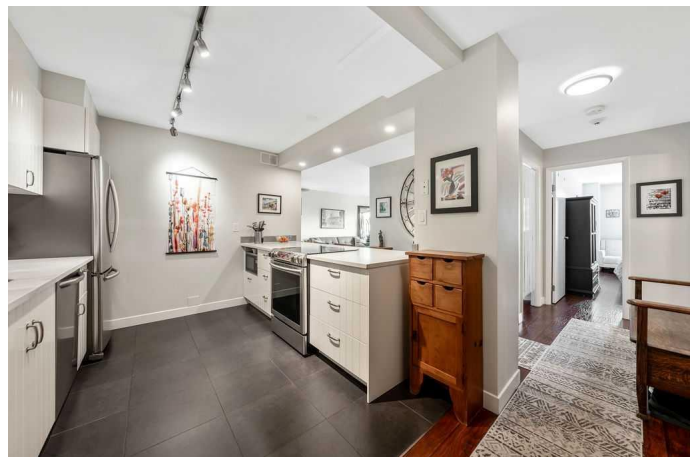
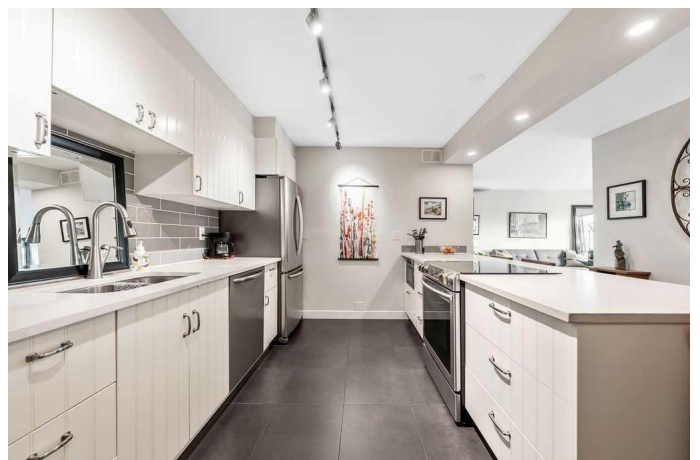
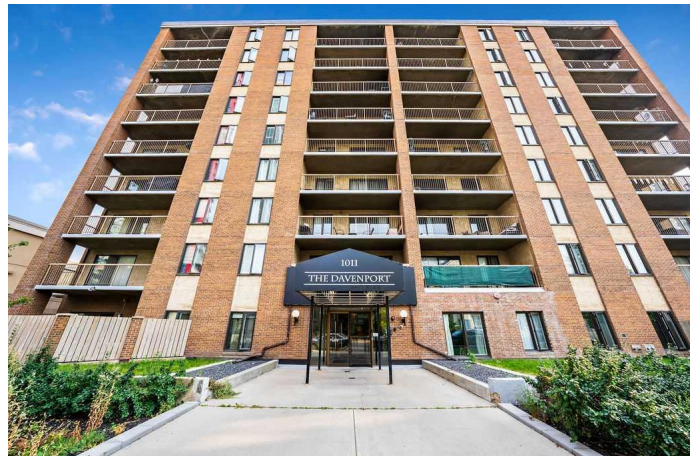
Welcome to The Davenport, nestled in the heart of Calgary's vibrant Beltline! This beautifully updated 2-bedroom, 1-bath condo combines modern style with everyday convenience. The renovated kitchen showcases contemporary finishes and a spacious flush eating bar, perfect for 4-5 stools and casual dining.

The open-concept living and dining area is bright and versatile, offering endless possibilities whether you're relaxing at home or hosting family and friends. Step outside to your large SOUTH-facing patio, an ideal spot to soak up the sun or unwind after a busy day.

Practicality meets comfort with an in-suite laundry/storage room providing plenty of space for all your essentials. This unit also comes with assigned underground heated parking, while the building itself offers great amenities including a fitness centre and a recreation room with billiards.

Located just two blocks from Safeway, this condo is within walking distance to an off-leash dog park and numerous parks/schools. Just 5 blocks to Millennium park and the river, also incredibly pet-friendly with no size or weight restrictions for your furry companions.

Don't miss your opportunity to call this fantastic Beltline condo your new



homeâ€”book your showing today!

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256390          |
| Price          | \$288,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 836               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 704, 1011 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R0J5                 |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Recreation Room, Secured Parking, Bicycle Storage, Laundry |
| Parking Spaces | 1                                                                                       |
| Parking        | Assigned, Stall, Underground                                                            |
| # of Garages   | 1                                                                                       |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings                                       |

|              |           |
|--------------|-----------|
| Heating      | Baseboard |
| Cooling      | None      |
| # of Stories | 9         |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 13                   |
| Zoning         | CC-MHX               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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