

# \$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

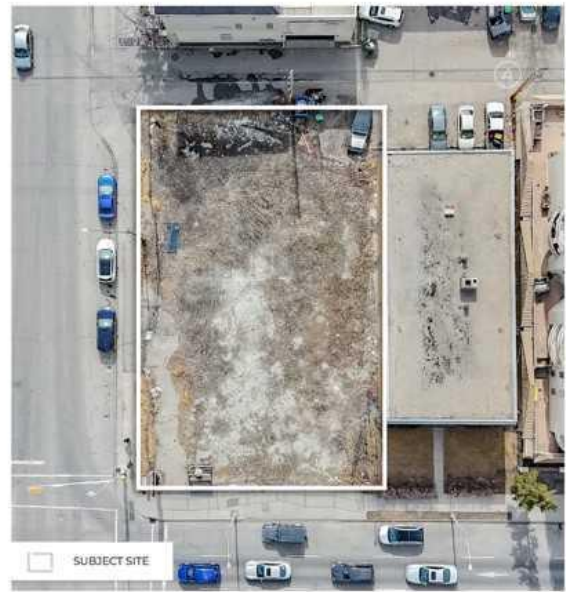
Click brochure link for more details. 12th & 12th represents an exceptional opportunity to acquire a 100% freehold interest in 9,778 square feet of development land in the Beltline neighbourhood of Calgary, Alberta. The Site represents a shovel ready development opportunity, as there is a pending Development 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
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Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3W9

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	17
Zoning	CC-MHX

### **Listing Details**

Listing Office	Honestdoor Inc.
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