

\$239,900 - 103, 1836 12 Avenue Sw, Calgary

MLS® #A2246748

\$239,900

2 Bedroom, 1.00 Bathroom, 747 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

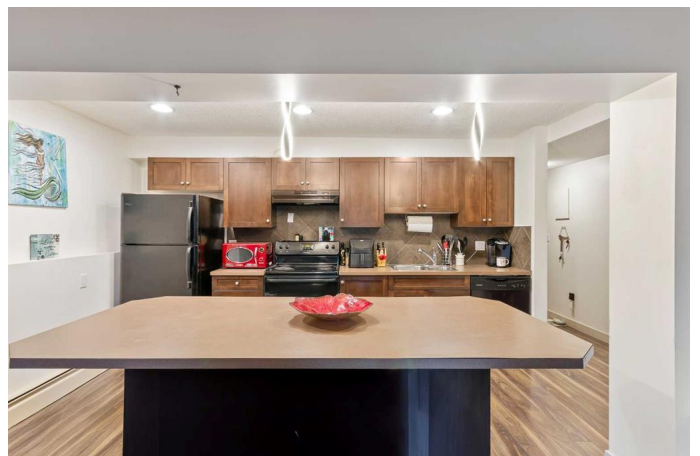
This bright and beautifully updated 2-bedroom condo offers the perfect blend of comfort, convenience, and location. Enjoy a sunny south-facing patio that's fully surrounded by a lush, mature hedge—creating your own private outdoor retreat right in the city. As an end unit, this home is filled with natural light from extra windows and offers a greater sense of privacy with fewer shared walls.

Inside, you'll love the open-concept layout with laminate flooring throughout, a spacious living area, and a kitchen made for entertaining with a large island that seats up to four. The espresso cabinetry, stainless steel appliances, and upgraded lighting bring a modern touch to the space.

Both bedrooms are generously sized, each with double closets, and the bathroom features a deep soaker tub, tiled surround, and updated finishes. Enjoy the convenience of in-suite laundry with a combo washer/dryer and your own assigned parking stall just steps from the back door.

Located in one of Calgary's most walkable neighborhoods—you're just minutes to 17th Avenue's shops, caf s, and restaurants, the Sunalta LRT, and have quick access to downtown.

Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this Sunalta



gem checks all the boxes.

Built in 1978

Essential Information

MLS® #	A2246748
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	747
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	103, 1836 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0Z9

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Construction	Stucco, Wood Frame

Additional Information

Date Listed	October 20th, 2025
Days on Market	20
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.