

904, 735 12 Avenue SW
Calgary, Alberta

MLS # A2326564



\$195,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	747 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Don't miss your opportunity to own this excellent TOP-FLOOR penthouse, with great skyline views including the Calgary tower from the balcony! Reconfigured from 2 bedrooms originally, this one bedroom condo offers 747 SqFt, with an EXCEPTIONALLY LARGE LIVING ROOM AND PRIMARY BEDROOM! Stonehaven is a rare AirBNB/SHORT-TERM RENTAL-FRIENDLY BUILDING, providing great flexibility of ownership and investment! Amenities include garbage chute and laundry facilities on every floor, and a large common terrace on the 3rd floor! This condo is complete with a storage room in-unit, and separate assigned storage locker and underground parking. The laminate flooring throughout, and tile in the kitchen, were updated approximately 5 years ago. Calgary’s Beltline is a bustling, highly walkable area, famous for its vibrant nightlife, culinary scene, and lively urban culture.