

301, 1240 12 Avenue SW
Calgary, Alberta

MLS # A2337594



\$199,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

With a Walk Score of 90, this home puts you within easy walking distance of restaurants, caf  s, shops, parks, and everything else the neighbourhood has to offer. Inside, you'll find a bright open-concept layout offering over 800 square feet of comfortable living space. The spacious living and dining area flows nicely and feels open and inviting, while the large 22' x 7' balcony gives you a private outdoor retreat perfect for morning coffee, evening drinks, or entertaining friends. The two bedrooms are both well-sized and practical, and the full 4-piece bathroom serves the home well. In-suite laundry adds everyday convenience, with additional laundry facilities available in the building if needed. You'll also enjoy the security and ease of titled underground parking, plus access to a massive shared outdoor patio space that expands your outdoor living options. This is a smart, well-located home that combines comfort, convenience, and a true urban lifestyle. Come check this one out — it won't last long.