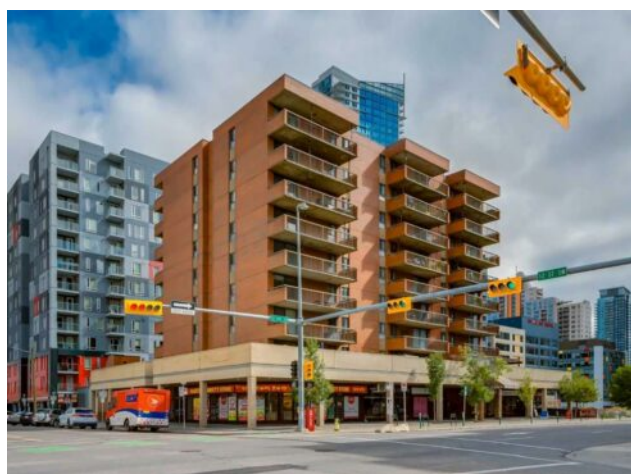


202, 1240 12 Avenue SW
Calgary, Alberta

MLS # A2248567



\$204,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	734 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome Home! Discover this exceptional two-bedroom corner condo strategically located in the heart of the Beltline which offers unparalleled walkability and urban convenience. Thoughtfully updated and move-in ready, this stylish unit features fresh paint, new tile and a premium Samsung stainless steel appliance package. Step inside to an open concept layout that is perfect for both relaxing and entertaining, with a generous living and dining area. Enjoy the convenience of an in-suite laundry room complete with a European-style washer/dryer and additional storage space. Step outside to your private balcony, which connects to an expansive shared terrace which is ideal for unwinding or hosting friends and family. Included with the condo is a titled underground heated parking stall, #15, for added comfort and security. Located in Grosvenor House, this condo boasts a Walk Score of 97 and a Bike Score of 98, putting you steps away from the downtown core, LRT and public transit, restaurants, grocery stores, cafés, trendy 17th Avenue, parks and scenic pathways. Don't miss the chance to own in one of Calgary's most vibrant and walkable communities. Call today to view your impressive next home!