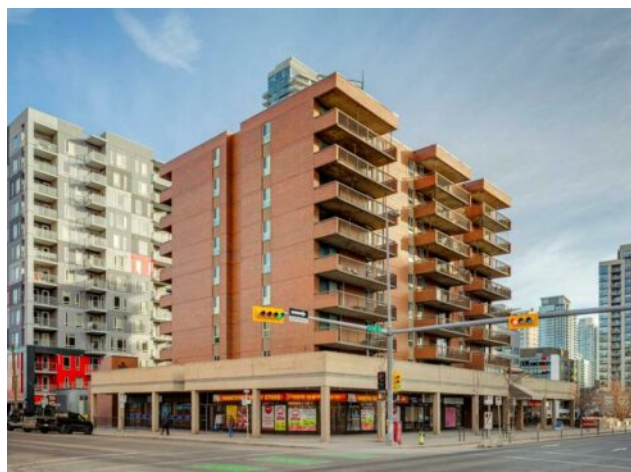


**605, 1240 12 Avenue SW  
Calgary, Alberta**

**MLS # A2286227**



# \$239,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 699
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** n/a

Welcome to Grosvenor House, a concrete building right in the vibrant core of downtown Calgary's Beltline neighbourhood. This south-facing 2-bedroom, 1-bath corner unit offers the perfect blend of convenience, natural light, and urban living without the premium price tag. Step inside to an open and functional layout. The living and dining areas flow nicely together, with plenty of room for your furniture setup and everyday life. The south and west-facing windows allow sunshine to flood the space all day long. The kitchen is practical and ready for use, with solid cabinetry, decent counter space, and stainless-steel appliances. It's set up for easy meal prep, whether you're cooking for one or hosting friends. Both bedrooms are generously sized and conveniently located next to the in-suite laundry and 4-piece bathroom. You'll love the titled underground parking, which is just steps from the elevator. This is a solid, move-in-ready opportunity for first-time buyers, downsizers, or investors looking for a hassle-free rental in one of the city's most desirable walkable areas. Condo fees cover heat, water, and building maintenance, keeping your costs predictable. Location-wise, you're steps from 17th Avenue's restaurants, bars, shops, and coffee spots, with easy access to the CTrain, gyms, parks, and downtown offices. Everything Calgary's inner city has to offer is right outside your door. Call your favorite realtor today, it's a move you'll be glad you made!