

202, 1240 12 Avenue SW  
Calgary, Alberta

MLS # A2248567



\$234,000

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!&nbsp;Discover this exceptional&nbsp;two-bedroom corner condo strategically located&nbsp;in the heart of the Beltline which offers unparalleled walkability and urban convenience. Thoughtfully updated and move-in ready, this stylish unit features&nbsp;fresh paint,&nbsp;new tile&nbsp;and a&nbsp;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&nbsp;in-suite laundry room&nbsp;complete with a European-style washer/dryer and&nbsp;additional storage&nbsp;space. Step outside to your&nbsp;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&nbsp;titled underground heated parking stall, #15, for added comfort and security. Located in&nbsp;Grosvenor House, this condo boasts a&nbsp;Walk Score of 97&nbsp;and a&nbsp;Bike Score of 98, putting you steps away from the downtown core, LRT and public transit, restaurants, grocery stores, caf&eacute;s, trendy 17th Avenue, parks and scenic pathways. Don&rsquo;t miss the chance to own in one of Calgary&rsquo;s most vibrant and walkable communities.&nbsp;Call today to view your impressive next home!