

704, 1240 12 Avenue SW
Calgary, Alberta

MLS # A2162867



\$275,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	834 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Floating shelves, Cabinet closet at front door, Shelving unit in bathroom

Discover urban living at its finest in this well-maintained 2-bedroom, 1-bathroom condo situated on the 7th floor of the desirable Grosvenor House, in the Beltline district. This beautifully updated unit features solid surface flooring throughout, fresh paint, and in-unit laundry with a convenient storage closet. Step outside onto the spacious patio to enjoy amazing views to the west, perfect for relaxing or grilling after a long day or entertaining guests. The titled underground parking stall offers secure and easy access to your vehicle year-round. As an added bonus, there is a large residents-only patio on the roof of the second floor and a supplemental laundry room. With an unbeatable walk score, this condo is ideally located near the popular shopping, dining, and nightlife of 17th Avenue. walking distance to Cowboy's Park and the banks of the Bow River, Plus Sunalta train station is just a few blocks away and the 11th Avenue bike lane right in front of the building provides a quick and easy commute to the downtown core. Whether you're a first-time homebuyer, professional, or investor, this move-in-ready condo is the perfect blend of style, convenience, and location. Don't miss your chance to make it yours!