\$204,000 - 202, 1240 12 Avenue Sw, Calgary

MLS® #A2248567

\$204,000

2 Bedroom, 1.00 Bathroom, 734 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

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!







Built in 1981

Essential Information

MLS® # A2248567 Price \$204,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 734
Acres 0.00
Year Built 1981

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 202, 1240 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0P3

Amenities

Amenities Bicycle Storage, Coin Laundry, Elevator(s)

Parking Spaces 1

Parking Parkade, Underground

Interior

Interior Features Ceiling Fan(s), Built-in Features, Elevator, No Animal Home, No

Smoking Home

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, European

Washer/Dryer Combination, Garage Control(s), Microwave, Window

Coverings

Heating Natural Gas, Baseboard

Cooling None

of Stories 9

Exterior

Exterior Features Balcony

Construction Brick, Concrete

Additional Information

Date Listed August 15th, 2025

Days on Market 81

Zoning CC-X

Listing Details

Listing Office CIR Realty

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