

# \$239,000 - 405, 1240 12 Avenue Sw, Calgary

MLS® #A2219989

**\$239,000**

2 Bedroom, 1.00 Bathroom, 905 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**AFFORDABLE DOWNTOWN CONDO “BRIGHT & SUNNY SOUTH-FACING END UNIT!”**

Welcome to Unit #405 “one of the largest units in the entire complex! This spacious 2-bedroom, 1-bath condo is located on the 4th floor and offers incredible natural light, a fantastic layout, and sweeping south-facing views from your large private balcony.

Enjoy a bright, open-concept living space with a generous living room and a comfortable dining area“perfect for relaxing or entertaining. Both bedrooms are generously sized, and there's also in-suite laundry (all-in-one washer/dryer) with additional storage for added convenience.

Indoor parking is included, and the building features a huge shared patio with stunning views of downtown“an ideal space to unwind or host guests.

Unbeatable location: just steps from public transit, the LRT, shopping, and top restaurants.

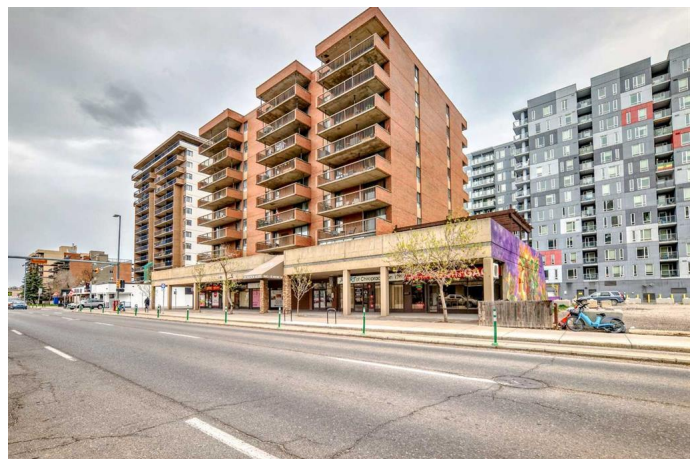
This condo is priced to sell and won’t last long. Don’t miss your chance“book your viewing today and see why #405 is such an amazing value!

Built in 1981

## Essential Information

MLS® #

A2219989



|                |                   |
|----------------|-------------------|
| Price          | \$239,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 905               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 405, 1240 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0P3                 |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Elevator(s)        |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard                                                           |
| Cooling           | None                                                                |
| # of Stories      | 9                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | City Lot        |
| Construction      | Brick, Concrete |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 10th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 3    |
| Zoning         | CC-X |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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