

# \$209,000 - 202, 1240 12 Avenue Sw, Calgary

MLS® #A2248567

**\$209,000**

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	\$209,000
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	Built-in Features, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	9

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	63
Zoning	CC-X

### **Listing Details**

Listing Office	CIR Realty
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