# \$269,990 - 405, 735 12 Avenue Sw, Calgary

MLS® #A2207799

# \$269,990

2 Bedroom, 1.00 Bathroom, 765 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this 2-bedroom condo located in the Stonehaven building in Calgary's vibrant Beltline community. LAST UNIT TO SELL IN **BUILDING SOLD FOR \$301 500 SMALLER** SF!! Step inside to discover bright and inviting spaces complemented by laminate flooring throughout. The kitchen features stainless steel appliances, a center island with additional storage, and ample cupboard space to keep everything organized. The adjacent dining area is perfectly situated for entertaining, while the spacious living room offers seamless access to your massive, private balcony with downtown Calgary views. Both bedrooms are generously sized, with the primary bedroom also enjoying access to the balconyâ€"an ideal spot for morning coffee or evening relaxation. A well-appointed 4-piece bathroom and additional in-unit storage space complete this functional layout. This condo includes the convenience of an underground assigned parking spot, and for added storage needs, you can continue renting the storage locker that is available with the sale for a small fee. Ensuite Laundry. Plus the common laundry room is conveniently located just across the hall. Living here means being at the center of it all. Enjoy walking distance to an array of amenities, including top-notch dining, shopping, entertainment, and recreational facilities. With a bus stop and bike lanes right outside, commuting around the city is effortless. Don't miss your chance to see this one today. You won't be disappointed.







## **Essential Information**

MLS® # A2207799
Price \$269,990

Bedrooms 2
Bathrooms 1.00

Full Baths 1

Square Footage 765
Acres 0.00
Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 405, 735 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 1J7

#### **Amenities**

Amenities Coin Laundry, Elevator(s), Parking, Trash

Parking Spaces 1

Parking Stall, Underground

## Interior

Interior Features Kitchen Island, Open Floorplan, Storage

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Baseboard Cooling Wall Unit(s)

# of Stories 9

#### **Exterior**

Exterior Features Balcony

Construction Concrete

# **Additional Information**

Date Listed April 2nd, 2025

Days on Market 8

Zoning CC-MHX

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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