

# \$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.

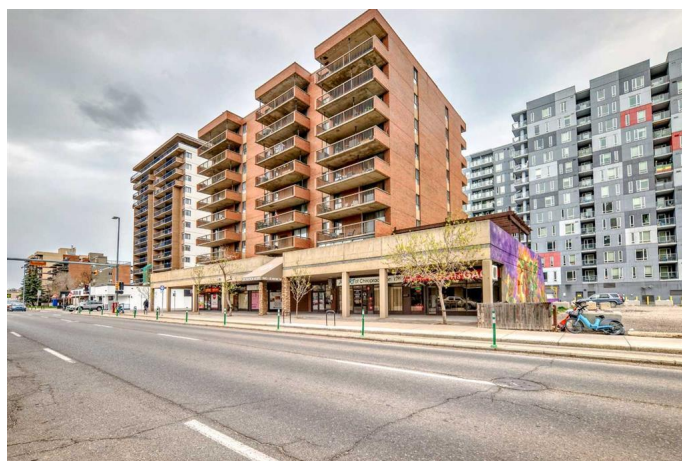
This condo is priced to sell and won't last long. Don't miss your chance – book your viewing today and see why #405 is such an amazing value!

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 | 41   |
| Zoning         | CC-X |

## **Listing Details**

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

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