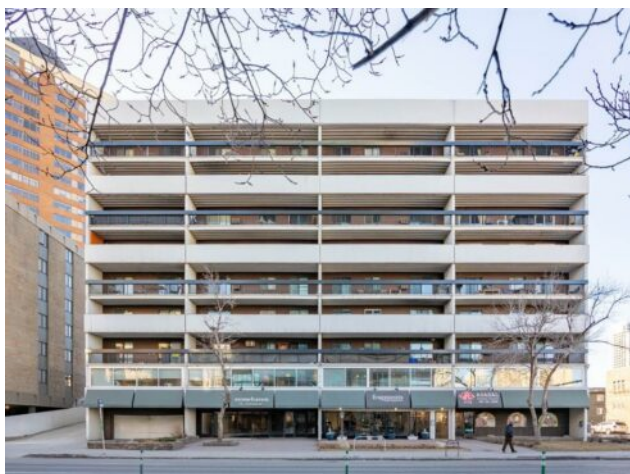


405, 735 12 Avenue SW  
Calgary, Alberta

MLS # A2207799



# \$269,990

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Built in closet in 2nd bedroom, Patio tiles, Built in AC unit, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

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 balcony—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.