



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

202, 1240 12 Avenue SW  
Calgary, Alberta

MLS # A2248567



\$219,000

|             |                                                                              |            |                   |
|-------------|------------------------------------------------------------------------------|------------|-------------------|
| Division:   | Beltline                                                                     | Water:     | -                 |
| Type:       | Residential/High Rise (5+ stories)                                           | Sewer:     | -                 |
| Style:      | Apartment-Single Level Unit                                                  | Condo Fee: | \$ 545            |
| Size:       | 734 sq.ft.                                                                   | Age:       | 1981 (44 yrs old) |
| Beds:       | 2                                                                            | LLD:       | -                 |
| Baths:      | 1                                                                            | Zoning:    | CC-X              |
| Garage:     | Parkade, Underground                                                         | Utilities: | -                 |
| Lot Size:   | -                                                                            |            |                   |
| Lot Feat:   | -                                                                            |            |                   |
| Heating:    | Baseboard, Natural Gas                                                       |            |                   |
| Floors:     | Laminate, Tile                                                               |            |                   |
| Roof:       | -                                                                            |            |                   |
| Basement:   | -                                                                            |            |                   |
| Exterior:   | Brick, Concrete                                                              |            |                   |
| Foundation: | -                                                                            |            |                   |
| Features:   | Built-in Features, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home |            |                   |
| Inclusions: | N/A                                                                          |            |                   |

Welcome Home!&nbsp;Discover this exceptional&nbsp;two-bedroom corner condo strategically located&nbsp;in the heart of the Beltline which offers unparalleled walkability and urban convenience. Thoughtfully updated and move-in ready, this stylish unit features&nbsp;fresh paint,&nbsp;new tile&nbsp;and a&nbsp;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&nbsp;in-suite laundry room&nbsp;complete with a European-style washer/dryer and&nbsp;additional storage&nbsp;space. Step outside to your&nbsp;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&nbsp;titled underground heated parking stall, #15, for added comfort and security. Located in&nbsp;Grosvenor House, this condo boasts a&nbsp;Walk Score of 97&nbsp;and a&nbsp;Bike Score of 98, putting you steps away from the downtown core, LRT and public transit, restaurants, grocery stores, caf&eacute;s, trendy 17th Avenue, parks and scenic pathways. Don&rsquo;t miss the chance to own in one of Calgary&rsquo;s most vibrant and walkable communities.&nbsp;Call today to view your impressive next home!