

# \$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.

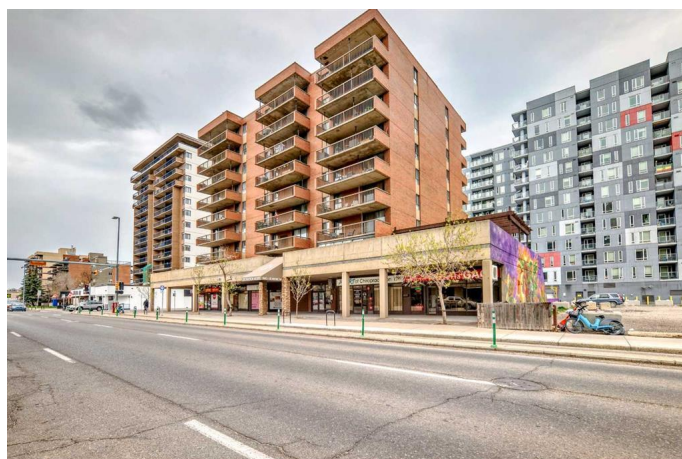
This condo is priced to sell and won't last long. Don't miss your chance – book your viewing today and see why #405 is such an amazing value!

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
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Days on Market	42
Zoning	CC-X

## Listing Details

Listing Office	Homecare Realty Ltd.
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