



506, 735 12 Avenue SW
Calgary, Alberta

MLS # A2287042



\$189,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	899 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Views		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 835
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: As Is, Where Is

This is one of the most affordable 2-bedroom investment opportunities you'll find in Calgary's Beltline. Located in The Stonehaven, this 2 bed, 1 bath condo offers a functional layout with an expansive living and dining area, a spacious kitchen with ample cabinetry, and an extended eating bar. The unit features two generously sized bedrooms, including a primary suite with a large walk-through closet and access to a full 4-piece bath. Additional highlights include in-suite storage, an indoor parking stall, and a large balcony perfect for enjoying downtown views year-round. Ideally situated just steps from nightlife, restaurants, shopping, parks, and everyday amenities — this is a fantastic opportunity for buyers looking to add value in one of Calgary's most walkable inner-city locations.