



202, 1011 12 Avenue SW  
Calgary, Alberta

MLS # A2288994



**\$240,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 607
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub		

**Inclusions:** Window coverings

Welcome to The Davenport in Calgary's highly desirable Beltline community! This renovated 2-bedroom, 1-bathroom condo offers 808 sq. ft. of stylish inner-city living and was fully updated in 2022 with a new kitchen, new bathroom, and flooring, plus new windows in 2021, a new dishwasher (2024) and new fridge (2025). Recent updates include a refreshed kitchen with a new sink, countertops and updated plumbing, along with fresh paint throughout the walls and baseboards giving the home a clean, move-in-ready feel. Located on the second floor and facing the back alley for added quiet away from street noise, this corner-positioned unit enjoys warm evening sun in the bedroom. The pet-friendly building features underground parking, a gym, and a recreation room. Unbeatable location just steps to transit (Routes 7 & 90), walking distance to Co-op, Safeway, 17th Ave SW, and close to multiple schools for all ages offering exceptional value and true urban convenience at an affordable price.