



605, 1240 12 Avenue SW  
Calgary, Alberta

MLS # A2290614



**\$225,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 699
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, Pantry, Storage		

**Inclusions:** N/A

Inner city convenience meets budget friendly value at the Grosvenor House in the Beltline. This CORNER unit offers South and West exposures drawing in the natural light! As you enter this well-maintained UPDATED residence you will notice the functional layout and gleaming hardwood floors. The kitchen is a focal point with dark maple cabinets that reach to the ceiling, a tile backsplash, upgraded stainless steel appliances, gorgeous granite counter, and a cabinet pantry with pull outs for additional storage. This looks onto the dining room and a well sized living room. The expansive patio is off the living room creating a great indoor-outdoor space for entertaining. Offering over 150 sq ft of outdoor living space, and UNOBSTRUCTED VIEWS. This sun-drenched patio is ideal for BBQing, gatherings, relaxing and enjoying the outdoors. The main bath is tucked away for privacy, has stone counters, and a deep soaker tub/shower combo. There is a well sized secondary room along with a spacious primary offering plenty of room for a king-sized bed. In addition to this enjoy a large in-suite storage room with a euro washer & dryer, plenty of room for a freezer or seasonal items. This home also comes with one titled, underground heated parking stall, as well as a communal rooftop patio on the 2nd floor. This pet friendly building has new windows and a walk score of 97 along with a bike score of 98. Enjoy walking distance to the Co-op Grocery store, community foods, boutique stores, parks and playgrounds, the excellent culinary scene on 17th Ave. View the virtual tour or call to book your private showing today!