



307, 735 12 Avenue SW
Calgary, Alberta

MLS # A2295373



\$249,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Enclosed, Off Street, Parkade, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 835
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions: Hoodfan is 'as-is.' Storage racks in pantry can stay. Murphy bed and freezer in storage room are negotiable

Welcome to this bright, once renovated 2 Bedroom, SOUTH-FACING CORNER UNIT in STONEHAVEN, 900 sq ft condo in Calgary's vibrant Beltline—offering space, comfort, and standout features you won't often find. Enjoy an open-concept living area with Boheme Oak AC5 (top-tier durability!) laminate flooring and a stylish island kitchen with quartz countertops, stainless steel appliances, breakfast bar and full pantry—perfect for everyday living and entertaining. The most attractive selling features is a massive, wood-fence, private patio with room for patio furniture, plants, BBQ, and even a hammock—your own outdoor retreat the city.— Other selling features include: In-suite A/C mini-split (a rare upgrade), Pet-friendly environment (dogs & cats welcome), Secure covered assigned parking stall (#50), Condo fees that include heat, water & electricity, and common space security cameras, Pre-installed Telus fibre internet in the unit (getting your own dedicated fibre internet connection is just one phone call away), 2 spacious bedrooms (one with patio access + optional built-in Murphy bed), Updated 4pc bathroom with tile backsplash + quartz counters, a massive in-suite storage room (optional 1.5 year old chest deep freezer). Laundry just steps away on each floor, Solid concrete building (no post-tension cables). With a NEAR PERFECT Walk Score of 99 and Bike Score of 95, you're steps from everything. A rare opportunity to own a versatile, move-in-ready home in an unbeatable location! Don't forget to click on our 3D TOUR!