



**503, 1240 12 Avenue SW
Calgary, Alberta**

MLS # A2297565



\$209,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Storage		

Inclusions: Hood fan

Welcome to this updated 834 sq ft condo in the heart of Calgary's Beltline. Located in Grosvenor House, this unit offers a functional open-concept layout with a spacious living area, two well-sized bedrooms, and a full 4-piece bathroom. Recent upgrades include fresh paint throughout, a brand new washer/dryer combo, and all new plumbing fixtures—making this a true move-in ready home. Enjoy a large south-facing balcony with open views, perfect for relaxing or entertaining. The unit also includes in-suite laundry, storage, and a titled oversized underground parking stall. Situated just steps from 17th Avenue, you're surrounded by some of Calgary's best restaurants, shops, and nightlife, with easy access to transit, bike lanes, and the Bow River pathways. A solid option for first-time buyers, professionals, or investors looking for a well-located, low-maintenance property.