

# \$239,000 - 405, 1240 12 Avenue Sw, Calgary

MLS® #A2219989

**\$239,000**

2 Bedroom, 1.00 Bathroom, 905 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**AFFORDABLE DOWNTOWN CONDO –  
BRIGHT & SUNNY SOUTH-FACING END  
UNIT!**

Welcome to Unit #405 – one of the largest units in the entire complex! This spacious 2-bedroom, 1-bath condo is located on the 4th floor and offers incredible natural light, a fantastic layout, and sweeping south-facing views from your large private balcony.

Enjoy a bright, open-concept living space with a generous living room and a comfortable dining area – perfect for relaxing or entertaining. Both bedrooms are generously sized, and there's also in-suite laundry (all-in-one washer/dryer) with additional storage for added convenience.

Indoor parking is included, and the building features a huge shared patio with stunning views of downtown – an ideal space to unwind or host guests.

Unbeatable location: just steps from public transit, the LRT, shopping, and top restaurants.

This condo is priced to sell and won't last long. Don't miss your chance – book your viewing today and see why #405 is such an amazing value!

Built in 1981

## Essential Information

MLS® #

A2219989



Price	\$239,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	905
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	405, 1240 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0P3

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	9

### Exterior

Exterior Features	Balcony
Lot Description	City Lot
Construction	Brick, Concrete

### Additional Information

Date Listed	May 10th, 2025
-------------	----------------

Days on Market	58
Zoning	CC-X

## **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.