

# \$269,990 - 405, 735 12 Avenue Sw, Calgary

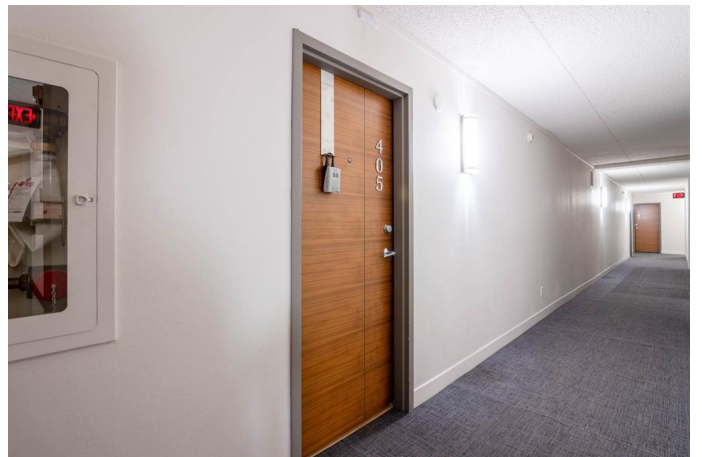
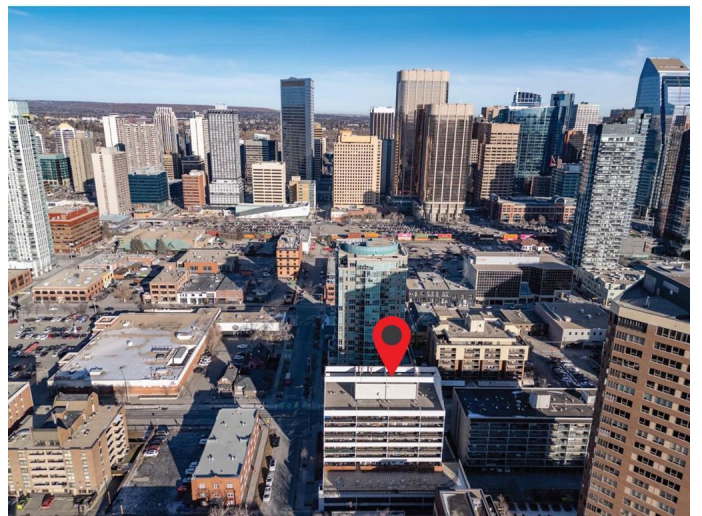
MLS® #A2207799

**\$269,990**

2 Bedroom, 1.00 Bathroom, 765 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this 2-bedroom condo located in the Stonehaven building in Calgary's vibrant Beltline community. **LAST UNIT TO SELL IN BUILDING SOLD FOR \$301 500 SMALLER SF !!** Step inside to discover bright and inviting spaces complemented by laminate flooring throughout. The kitchen features stainless steel appliances, a center island with additional storage, and ample cupboard space to keep everything organized. The adjacent dining area is perfectly situated for entertaining, while the spacious living room offers seamless access to your massive, private balcony with downtown Calgary views. Both bedrooms are generously sized, with the primary bedroom also enjoying access to the balcony—an ideal spot for morning coffee or evening relaxation. A well-appointed 4-piece bathroom and additional in-unit storage space complete this functional layout. This condo includes the convenience of an underground assigned parking spot, and for added storage needs, you can continue renting the storage locker that is available with the sale for a small fee. Ensuite Laundry. Plus the common laundry room is conveniently located just across the hall. Living here means being at the center of it all. Enjoy walking distance to an array of amenities, including top-notch dining, shopping, entertainment, and recreational facilities. With a bus stop and bike lanes right outside, commuting around the city is effortless. Don't miss your chance to see this one today. You won't be disappointed.



Built in 1978

## Essential Information

MLS® #	A2207799
Price	\$269,990
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	765
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	405, 735 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1J7

## Amenities

Amenities	Coin Laundry, Elevator(s), Parking, Trash
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	9

## Exterior

Exterior Features	Balcony
-------------------	---------

Construction      Concrete

### **Additional Information**

Date Listed      April 2nd, 2025

Days on Market      2

Zoning      CC-MHX

### **Listing Details**

Listing Office      RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.