



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

405, 1240 12 Avenue SW
Calgary, Alberta

MLS # A2219989



\$239,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	905 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 681
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

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!