

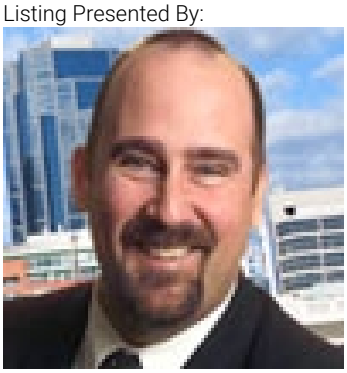
735 12 Avenue Calgary Alberta

$199,900

INCREDIBLE VALUE IN THE HEART OF CALGARY'S BELTLINE! Welcome to The Stonehaven, where affordability, urban convenience, and investment potential come together. This beautifully updated 2-bedroom condo features a spacious and functional floor plan, beautiful laminate flooring, and an updated kitchen complete with granite countertops, a large island with an eating bar, and ample cabinetry. The expansive living and dining areas are perfect for entertaining, with direct access to your large private balcony showcasing downtown views. This home features two generously sized bedrooms, including a spacious primary bedroom complete with a large closet and patio doors leading directly onto the balcony. Additional highlights include a full 4-piece bathroom, in-suite storage, and one underground parking stall. Condo fees include heat, water, and electricity! An incredible opportunity for investors, with the potential to operate a short-term rental (Airbnb) and install in-suite laundry, subject to board approval, condominium bylaws, and applicable municipal regulations. Location is everything! Perfectly situated just off vibrant 17th Avenue SW and 12th Street, directly across from Safeway and steps from some of Calgary's best restaurants, trendy cafes, boutique shops, fitness studios, parks, and entertainment. Enjoy the convenience of walking to work downtown while experiencing everything this incredible inner-city location has to offer. Whether you're a first-time buyer, savvy investor, or simply looking to embrace the downtown lifestyle, this is an exceptional opportunity to own one of the Beltline's most affordable 2-bedroom condos! (id:6769)

4pc Bathroom 6.83 Ft x 5.00 Ft
Bedroom 10.33 Ft x 8.08 Ft
Kitchen 11.75 Ft x 10.17 Ft
Living room 123.25 Ft x 21.67 Ft
Primary Bedroom 10.33 Ft x 15.75 Ft
Storage 6.33 Ft x 4.75 Ft

Listing Presented By:



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https://www.towerrealestate.ca/

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