503 735 12 Avenue SW

Calgary | Active | MLS® A2358899

$199,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1978**	**730.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

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 cafés, 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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358899
Bedrooms	2
Bathrooms	1
Year Built	1978
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	730.36 sq. ft.
Main Level Finished Area:	730.36 sq. ft.
Condo Fee:	$687.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Electricity, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	5
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8110094
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No

Flooring:	Carpet, Laminate
Cooling:	Window Unit(s)
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Stonehaven
Community:	Beltline
Amenities:	Elevator(s), Laundry, Storage
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 10'4" × 8'1" ·
Main Floor	Kitchen · 11'9" × 10'2" ·
Main Floor	Living Room · 123'3" × 21'8" ·
Main Floor	Bedroom - Primary · 15'9" × 10'4" ·
Main Floor	Storage · 6'4" × 4'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Corner Lot, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MHX
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/503-735-12-avenue-sw-calgary-a2358899/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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