

# \$318,000 - 701, 788 12 Avenue Sw, Calgary

MLS® #A2221523

**\$318,000**

1 Bedroom, 1.00 Bathroom, 612 sqft

Residential on 0.00 Acres

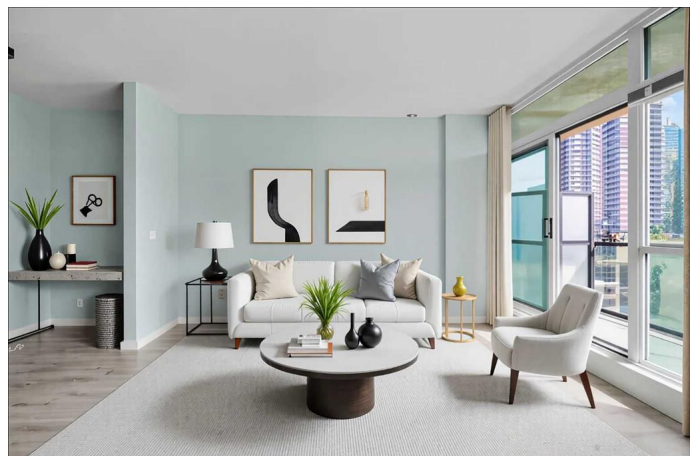
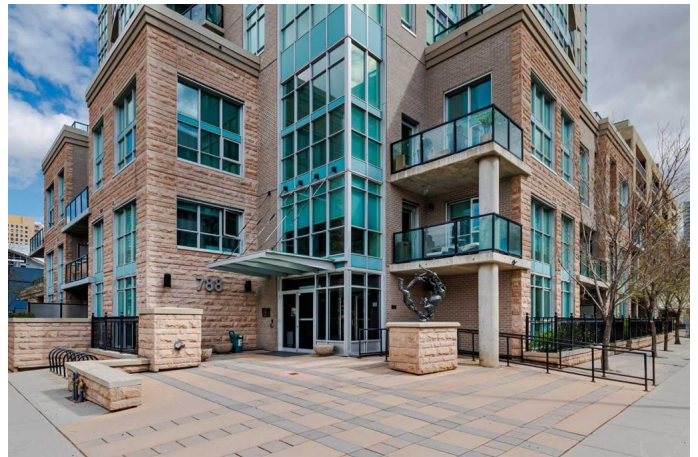
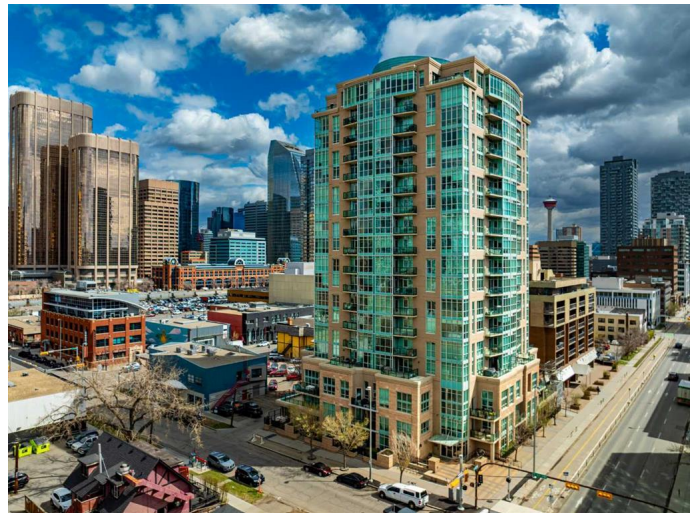
Beltline, Calgary, Alberta

Welcome to the Xenex on 12th! Amazing location, close to shopping, dining, entertainment, as well as the trendy shops & restaurants of 17th Avenue. This contemporary floor plan is warm & inviting. It is tastefully decorated in modern colours and fixtures. This apartment features 9ft ceilings, granite countertops, stainless steel appliances, luxury vinyl plank hardwood flooring, tile flooring, floor-to-ceiling windows, and air conditioning! There is a good-sized bedroom, an open kitchen, a formal dining area, a spacious bright living room with patio doors leading to the covered balcony, a 4-piece bathroom, in-suite laundry with ample storage space, and an underground heated parking stall. This home exhibits sweeping views of downtown!! This concrete building is well maintained and secure with concierge service. There is also underground parking for your visitors and a car wash bay! A truly exceptional home! Move-In ready! Don't miss this opportunity to own this beautiful home!

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2221523  |
| Price      | \$318,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 612               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 701, 788 12 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H1               |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 1                                               |
| Parking        | Parkade, Stall, Titled, Underground             |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer      |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | Central Air                                                                      |
| # of Stories      | 18                                                                               |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Stone |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 2              |
| Zoning         | DC             |

### Listing Details

Listing Office

Century 21 Bravo Realty

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