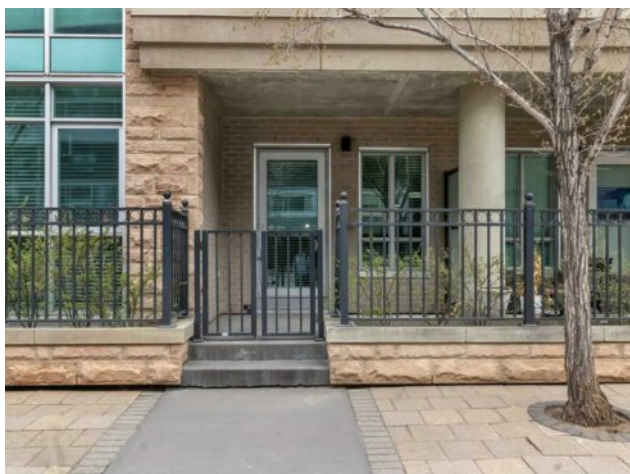


102, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2213496



# \$325,000

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** White moveable closet in interior bedroom

BEST PRICE for CONDO 2 BEDS 1 BATH 767 sf | TITLED UNDERGROUND PARKING | SEPARATE ENTRANCE from STREET | THIS IS A LIVE and WORK UNIT | MAY RUN BUSINESS / AIR BNB (Subject to Condo Approval and City Approval). Stylish Urban Living with Street-Level Access in the Heart of Beltline. Experience the best of inner-city living in this rare and versatile 2 bedrooms, 1-bathroom ground-floor condo located in the highly sought-after Xenex on 12th building. Step inside to an open-concept floor plan filled with natural light from floor-to-ceiling windows. The modern kitchen is equipped with stainless steel appliances and ample cabinetry &mdash; ideal for cooking and entertaining. The unit comes with a spacious primary bedroom features a 4-piece bathroom, plus a good size interior bedroom. Enjoy the convenience of in-suite laundry, underground titled parking, and a separate storage locker. With a Walk Score of 99, you're just steps from cafes, restaurants, shops, Safeway, parks, transit, and everything downtown Calgary has to offer. Whether you're a professional, investor, or entrepreneur, this unit delivers unmatched flexibility and style in one of the city's most vibrant communities. Strong Reserved Funds and Very Well-Managed Building. Don't miss the opportunity to own this exceptional property in one of the best community in Calgary downtown. This unit has a separate entrance from street with its own balcony providing extra privacy and convenience. Listing Price under City Calgary assessment, call your favorite agent and book the showing !