


1006, 788 12 Avenue SW

Calgary, Alberta

MLS # A2215547



\$459,900



Division:	Beltline			
Type:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	1,074 sq.ft.	Age:	2007 (18 yrs old)	
Beds:	2	Baths:	2	
Garage:	Guest, Heated Garage, Stall, Titled, Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Forced Air, Natural Gas		Water:	-
Floors:	Carpet, Ceramic Tile		Sewer:	-
Roof:	-		Condo Fee:	\$ 793
Basement:	-		LLD:	-
Exterior:	Concrete		Zoning:	DC
Foundation:	-		Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Vinyl Windows			
Inclusions:	Fobs x2			

2 BED + DEN | 2 BATH | 9’ CEILINGS | CORNER UNIT | FLOOR TO CEILING WINDOWS | Welcome to this beautifully appointed 2-bedroom, 2-bathroom condo with a versatile den and 1,074 sq ft of stylish living space. Designed for comfort and function, it features a large laundry room and a separate storage locker to meet all your storage needs. The open-concept main living area is flooded with natural light from floor-to-ceiling windows, offering stunning northwest-facing views from the living, dining, and office areas. Enjoy cooking in the modern kitchen with stainless steel appliances, stone countertops, and a convenient eat-up bar. Step out onto the NW-facing balcony, perfect for relaxing or barbecuing while taking in spectacular downtown views. The king-sized primary suite is a true retreat with panoramic windows, a walk-in closet with built-in organizers, and a luxurious ensuite featuring a glass walk-in shower, quartz countertop, and undermount sink. The second bedroom also offers wraparound windows and incredible natural light. Located in the sought-after Xenex on 12th you will enjoy concierge service, an underground car wash and underground visitor parking. You’re just steps away from local cafés, Safeway, premier restaurants, shopping, nightlife, and Central Memorial Park. With the CTrain station within walking distance, this is inner-city living at its finest.