

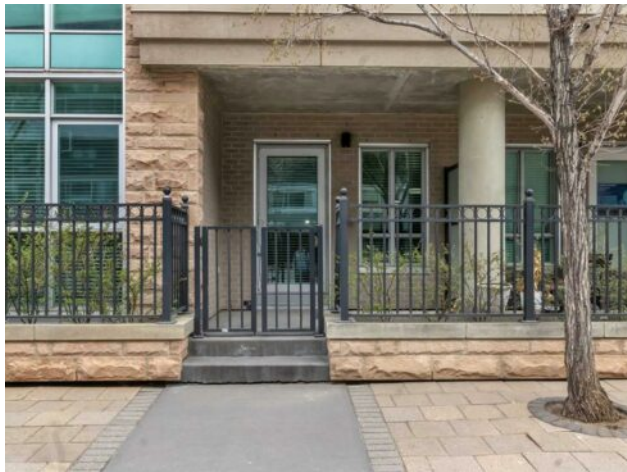


GRASSROOTS
REALTY GROUP

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102, 788 12 Avenue SW
Calgary, Alberta

MLS # A2213496



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	767 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	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 — 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 !