



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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.