



GRASSROOTS
REALTY GROUP

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1204, 788 12 Avenue SW
Calgary, Alberta

MLS # A2221371



\$319,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	675 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Live where the action is — right in the heart of Calgary’s Beltline! This bright and stylish 1-bedroom condo at Xenex on 12th puts you steps from Safeway, coffee shops, 17th Ave, and downtown vibes. Big windows and 9-foot ceilings make the space feel open and full of light. You’ll love the modern kitchen with granite counters and stainless steel appliances, plus in-floor heating in the bathroom — a small luxury you'll appreciate in winter. There’s also a built-in desk for working from home, in-suite laundry with extra storage, and your own west-facing balcony — perfect for catching sunset views. Stay cool with A/C in the summer, and enjoy peace of mind with titled underground parking (large stall), a storage locker, and even a car wash bay in the parkade. Everything you need is within walking distance — groceries, C-Train, gyms, parks, and your favourite local spots. Great for a first-time buyer, investor, or anyone who wants to be close to the core but still have space to breathe. This is easy living in one of Calgary’s best downtown buildings.