

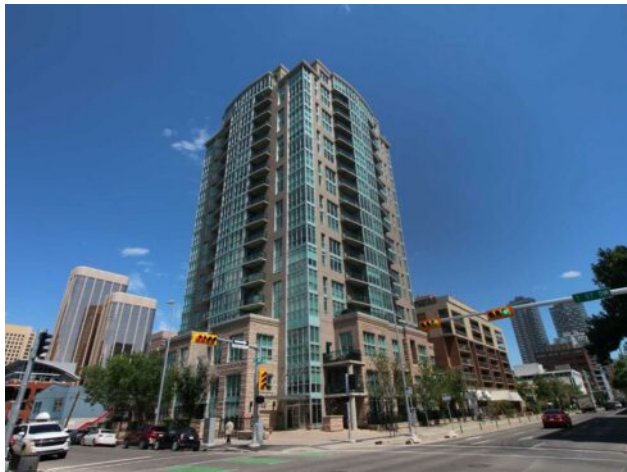


GRASSROOTS
REALTY GROUP

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

706, 788 12 Avenue SW
Calgary, Alberta

MLS # A2241744



\$474,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,081 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s)

Inclusions: Metal shelving unit in Storage locker

Live in the heart of Calgary's vibrant Beltline in this beautifully upgraded 2-bedroom + den, 2-bath NW corner condo with unmatched 270° mountain and city views! With over \$30K in recent upgrades and 1081 sq. ft. of elegant living space, this home perfectly blends style, function, and location. Step into a bright, open layout featuring floor-to-ceiling windows in nearly every room, filling the space with natural light and spectacular sunsets. The dedicated office/den with French doors makes working from home a dream. Enjoy 9-ft ceilings, white oak laminate floors (2021), and central A/C for year-round comfort. The gourmet kitchen is a chef's delight, boasting granite countertops, two-tone cabinetry, stainless steel appliances, a beverage center, and a brand-new microwave. The spacious dining area flows effortlessly to your private balcony with unbeatable views. The large living room offers ample wall space for a full entertainment setup. Your king-sized primary suite is a true retreat with panoramic corner windows, a walk-in closet with custom organizers, and a luxurious 4-pc ensuite with heated tile floors (2021). The second bedroom offers great privacy, perfect for guests or roommates, with another full 4-pc bathroom featuring heated floors and updated cabinetry. Additional features include a large in-suite laundry/storage room with shelving, titled underground parking, assigned storage with shelving, concierge service, on-site caretaker, guest parking, and even a car wash bay! This well-managed concrete building has a healthy reserve fund and unbeatable walkability — steps to top restaurants, shops, fitness studios, and just minutes to downtown and the C-Train. Don't miss this opportunity to own in one of Calgary's most desirable inner-city locations. Luxury, convenience, and lifestyle await you at Xenex

on 12th!