



**303, 788 12 Avenue SW  
Calgary, Alberta**

**MLS # A2271191**



**\$445,000**

<b>Division:</b>	Beltline	
<b>Type:</b>	Residential/High Rise (5+ stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b> 2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Underground	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 784
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	None		

Welcome to this beautifully designed 2-bedroom + den, 2-bathroom home that blends luxury, comfort, and convenience in one of the quietest buildings in the area. From the moment you step inside, the impressive 10 & 11-ft ceilings create a bright, spacious, and elevated feel throughout the open-concept layout. The modern kitchen offers excellent functionality with a large pantry, premium finishes, and plenty of room for cooking and entertaining family and friends. The living area extends seamlessly to your private balcony, perfect for enjoying a morning coffee or simply unwinding at the end of the day. Both bathrooms are thoughtfully upgraded with in-floor heating, providing year-round comfort. The home also includes custom blackout blinds, ideal for privacy and restful nights, along with central heating and air conditioning with in-unit controls for personalized comfort in every season. A dedicated laundry room with extra storage adds convenience, while the building itself enhances your daily living with an exceptionally quiet atmosphere, a separate storage unit, and a titled parking stall. You'll also appreciate the added security and service of a Monday-&ndash;Friday concierge (9 am-&ndash;5 pm). Perfectly appointed and impeccably maintained, this upscale condo offers a rare blend of luxury features and everyday practicality-&mdash;truly a rare opportunity.