



**GRASSROOTS**  
REALTY GROUP

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1206, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2279376



**\$449,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,092 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, French Door, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** Window coverings.

Welcome to inner-city living in Calgary's Beltline community. This well-designed 2-bedroom + den, 2-bathroom corner unit offers a bright, open-concept layout with floor-to-ceiling windows that showcase spectacular city views and flood the home with natural light. The functional floor plan flows seamlessly from the living and dining areas into a modern kitchen featuring stainless steel appliances, granite countertops, and ample cabinetry—ideal for both everyday living and entertaining. The living space opens to a private balcony, perfect for morning coffee or unwinding after a long day. The primary bedroom features a walk-in closet and private ensuite, while the second bedroom is thoughtfully positioned on the opposite side of the unit, offering excellent separation for guests or shared living. The den provides a flexible bonus space, ideal for a home office, workout area, or additional storage. Additional highlights include in-suite laundry, underground titled parking, and separate storage. The well-managed building offers a highly walkable lifestyle just steps from downtown, 17th Avenue, cafés, restaurants, parks, shopping, and transit. Ideal for professionals or downsizers seeking space, light, and location, this home offers comfortable urban living in one of Calgary's most vibrant inner-city communities.