



**GRASSROOTS**  
REALTY GROUP

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

503, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2279397



**\$445,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,084 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Set in the heart of Calgary's Beltline, this immaculate corner unit at Xenex on 12th pairs skyline views with a truly effortless downtown lifestyle. With 2 bedrooms, 2 full bathrooms, and a generously sized den/flex room framed by French doors, this floor plan is as functional as it is refined—ideal for a dedicated home office, studio space, or private guest space. Inside, 9' ceilings and floor-to-ceiling windows wrap the home in natural light and frame cityscape views as pieces of art, while the open-concept living and dining areas feel airy and beautifully connected. The kitchen is designed for functionality, featuring granite countertops, custom cabinetry, a stainless steel appliance package with built-in microwave, garburator, and a breakfast bar that invites everything from quick weekday breakfasts to wine-and-appetizer evenings with friends. The living space flows seamlessly to the balcony through sliding doors—your front-row seat for morning sun, evening lights, and that unmistakable downtown energy. The primary bedroom offers excellent views, a walk-in closet, and a private ensuite with granite countertops. The second bedroom is well-sized and features floor-to-ceiling windows, making it a flexible option for guests, a roommate, or an additional office setup. Added conveniences include front desk concierge, Hunter-Douglas blinds, in-suite laundry, heated bathroom floors, extra in unit storage, central air conditioning, one titled heated underground parking stall, and a separate storage locker. Beyond your front door, Beltline delivers the best of the inner city—coffee shops, restaurants, boutiques, and daily essentials all within minutes. You're an easy walk to Safeway Beltline for groceries and quick errands, and surrounded by some of Calgary's most-loved cafés and dining options throughout the

neighbourhood.