

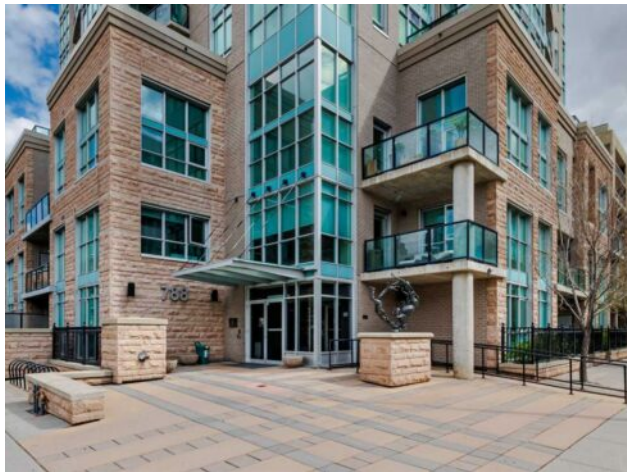


**GRASSROOTS**  
REALTY GROUP

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701, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2282512



**\$265,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to the Xenex on 12th! Amazing location, close to shopping, dining, entertainment, as well as the trendy shops & restaurants of 17th Avenue. This contemporary floor plan is warm & inviting. It is tastefully decorated in modern colours and fixtures. This apartment features 9ft ceilings, granite countertops, stainless steel appliances, luxury vinyl plank hardwood flooring, tile flooring, floor-to-ceiling windows, and air conditioning! There is a good-sized bedroom, an open kitchen, a formal dining area, a spacious bright living room with patio doors leading to the covered balcony, a 4-piece bathroom, in-suite laundry with ample storage space, and an underground heated parking stall. This home exhibits sweeping views of downtown!! This concrete building is well maintained and secure with concierge service. There is also underground parking for your visitors and a car wash bay! A truly exceptional home! Move-In ready! Don't miss this opportunity to own this beautiful home!