



609, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2285349



**\$219,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	469 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 388
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Inner city living in a newer CONDO building at an AFFORDABLE price! Here is your chance to own a SLEEK and MODERN studio suite in desirable Xenex on 12th, an AWARD WINNING building. Access to everything &mdash; NO car needed! This well DESIGNED condo features an OPEN CONCEPT layout with a spacious kitchen complete with an eating bar and STAINLESS STEEL appliances. The large living room area opens to a BALCONY with VIEWS. There is also a DEN area with a built-in computer desk, perfect for working from home. Enjoy the convenience of INSUITE laundry and additional storage. Located just steps to grocery stores, shopping, dining, cafes, and only 6 blocks to the LRT. Exceptional value! (The parking stall for this unit is rented.)