



704, 788 12 Avenue SW
Calgary, Alberta

MLS # A2129789



\$369,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 663 sq.ft. | Age: | 2009 (15 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 470 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stone, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Recessed Lighting, Soaking Tub, Storage | | |

Inclusions: nothing

BEAUTIFUL VIEWS OF THE ROCKY MOUNTAINS IN THIS SUPER CLEAN, SPACIOUS CONDO IN THE HEART OF DOWNTOWN. Many upgrades including granite counters, maple cabinetry, SS appliances, Ensuite laundry, good sized balcony facing west and 1 underground secure titled parkin as well as a storage locker. All of this in a well-managed concrete building constructed by Bucci Developments and the Xenex offers concierge service, a car wash bay and visitor parking. Close to breweries, cafes, dining spots, Safeway, Starbucks and boutique shops. With an unbeatable location, residents can walk downtown, major office towers, 17 Ave nightlife, and scenic river parks. The LRT and bike track are easily accessible. It got a walk score of 99/100