



905, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2153215



**\$349,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	664 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings		

**Inclusions:** N/A

Rare opportunity to enjoy a luxurious lifestyle in this amenity rich complex featuring concierge service, a car wash bay, ample visitor parking and breathtaking views. Welcome to Xenex on 12th, a well maintained, building that is conveniently located in the established and amenity-rich, action packed community of Beltline, Calgary's fashionable Design District, next to trendy restaurants, boutique shops and the uptown night-life. Welcome to this well laid out one bedroom, one bath and a media/den space unit, in this sought after neighborhood. The well designed kitchen is complete with upgraded 2" thick granite countertops, European style cabinetry and a large eating bar with shimmering stainless appliances. The functional living room is perfect for entertaining and hosting board game nights with your friends and family. The spacious deck features breathtaking views of the downtown lights that must be seen to be appreciated. The well sized bedroom is bright with large windows and well sized closet. This unit features the convenience of an underground titled heated parking stall. Enjoy a vibrant and convenient location situated in the heart of the Beltline and blocks away from amenity rich 17th ave. Walk minutes in any direction to explore some of Calgary's best shopping, restaurants and entertainment. Whether you are heading Downtown or to the mountains, commuting is quick with easy access to 14th Street, Crowchild and Bow Trail. Enjoy a vibrant inner city Lifestyle in Xenex on 12th in this contemporary, ultra modern and industrial designed unit perfect for the urban dweller. Don't miss this opportunity to add to your investment portfolio, call for your favorite realtor today!