



**GRASSROOTS**  
REALTY GROUP

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1707, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2201049



**\$425,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Experience vibrant downtown living in this stunning two-bedroom, two-bathroom condo situated in the heart of downtown Calgary. This modernized unit offers an open-concept layout, sleek finishes, and unmatched balcony views of the city skyline, making it the perfect place to call home. Step inside and be greeted by floor-to-ceiling windows that fill the space with natural light, highlighting the contemporary design throughout. The kitchen boasts high-end stainless steel appliances, quartz countertops, and modern cabinetry, perfect for home chefs and entertainers. The spacious living area flows seamlessly into the dining space, with direct access to your private balcony &mdash; ideal for enjoying your morning coffee or unwinding while taking in the downtown views. The primary bedroom features a generous layout with ample closet space and its own ensuite bathroom, complete with a full tub and shower combination. The second bedroom is perfect for a guest room, home office, or roommate, and is conveniently located next to the second bathroom, which offers a stand-up shower with modern fixtures. This condo also includes the convenience of in-suite laundry, central air conditioning, and a secured, titled underground parking stall. Additionally, residents have access to extra storage space in the building, providing plenty of room for bikes, seasonal items, or any additional storage needs. Located within walking distance to Calgary's best restaurants, shopping, nightlife, and public transit, this home offers the perfect blend of urban convenience and modern comfort. Whether you're a young professional, downsizer, or investor, this unit offers exceptional value in one of Calgary's most sought-after locations. Don't miss your chance to own this stylish downtown condo &mdash; book your showing today!

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