



**GRASSROOTS**  
REALTY GROUP

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1702, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2208883



**\$448,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	804 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 581
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, Open Floorplan		

Inclusions: n/a

Amazing Unit with Stunning South-Facing Views! Don't miss this bright and immaculate condo with A/C and tons of natural light! The kitchen features stainless steel appliances, granite countertops, and a flat eating bar, opening to a spacious living room with patio doors to your sunny balcony. The smart split-bedroom layout offers great privacy. The primary bedroom includes a full ensuite, while the second bedroom is next to another full bath. There's also a den with built-in desk—perfect for a home office. Enjoy in-suite laundry, titled underground parking, and a storage locker. Located in the concrete-built Xenex by Bucci Developments, with concierge service, car wash bay, and visitor parking. Walk to everything—downtown, 17th Ave, river paths, LRT, and all the cafés, shops, and restaurants you love!