



**GRASSROOTS**  
REALTY GROUP

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1405, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2210608



**\$320,000**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Beltline                            |        |                   |
| Type:     | Residential/High Rise (5+ stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 661 sq.ft.                          | Age:   | 2009 (16 yrs old) |
| Beds:     | 1                                   | Baths: | 1                 |
| Garage:   | Guest, Parkade, Titled, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile   | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 489 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Brick, Concrete  | Zoning:    | DC     |
| Foundation: | -  | Utilities: | -      |
| Features:   | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Storage |            |        |

Inclusions: N/A

Welcome to your new home in the heart of Calgary's vibrant Beltline community. This bright and spacious one bedroom, one bathroom apartment offers a modern open concept layout with floor to ceiling windows that fill the space with natural light. The west facing balcony is the perfect place to unwind, offering beautiful sunsets and even mountain views on clear days. Inside, you'll find a stylish kitchen with granite countertops and a brand new microwave. Updated light fixtures add a fresh, contemporary touch throughout. The large bedroom provides plenty of space and comfort, and the in-suite washer and dryer make everyday living easy. There's also a dedicated storage cage included, and underground titled parking keeps your vehicle secure year round. Located in the sought after Xenex on 12th building, this home places you steps away from everything you need. Enjoy morning coffee from local cafés, pick up groceries just around the corner at Safeway, or explore some of Calgary's best restaurants, boutiques, and nightlife, all within walking distance. Central Memorial Park offers a green escape nearby, and the CTrain ensures a quick and easy commute. With its excellent location, smart layout, and strong rental history, this apartment is a fantastic option for first time buyers or investors looking for reliable income potential. Don't miss the opportunity to make this Beltline gem your own.