

# \$319,000 - 1204, 788 12 Avenue Sw, Calgary

MLS® #A2221371

**\$319,000**

1 Bedroom, 1.00 Bathroom, 675 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live where the action is – right in the heart of Calgary’s Beltline!

This bright and stylish 1-bedroom condo at Xenex on 12th puts you steps from Safeway, coffee shops, 17th Ave, and downtown vibes. Big windows and 9-foot ceilings make the space feel open and full of light. You’ll love the modern kitchen with granite counters and stainless steel appliances, plus in-floor heating in the bathroom – a small luxury you’ll appreciate in winter.

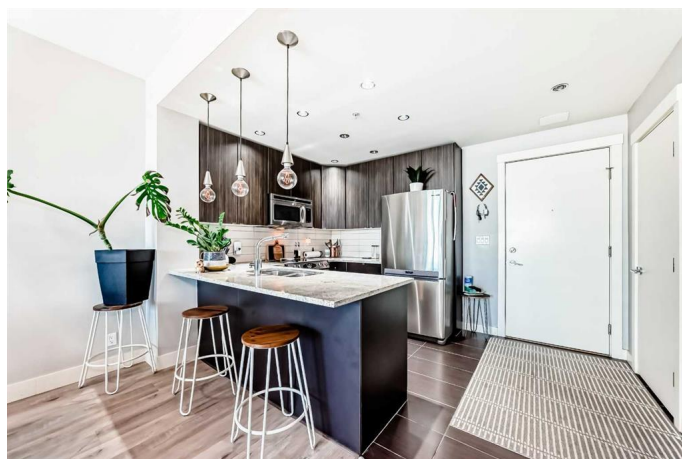
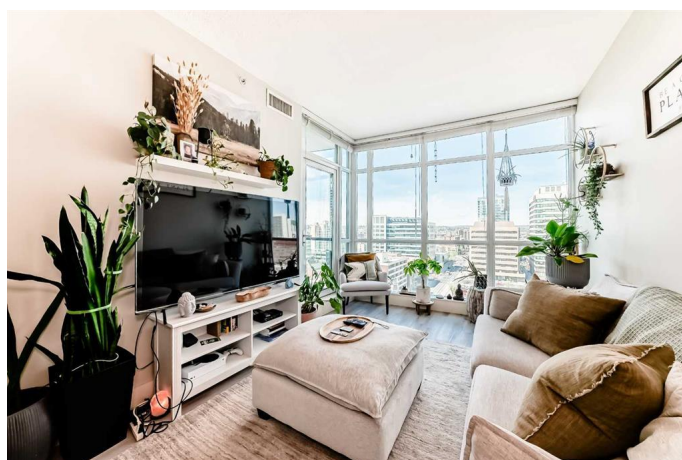
There’s also a built-in desk for working from home, in-suite laundry with extra storage, and your own west-facing balcony – perfect for catching sunset views. Stay cool with A/C in the summer, and enjoy peace of mind with titled underground parking (large stall), a storage locker, and even a car wash bay in the parkade.

Everything you need is within walking distance – groceries, C-Train, gyms, parks, and your favourite local spots.

Great for a first-time buyer, investor, or anyone who wants to be close to the core but still have space to breathe. This is easy living in one of Calgary’s best downtown buildings.

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2221371          |
| Price          | \$319,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 675               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1204, 788 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0H1                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Bicycle Storage, Secured Parking |
| Parking Spaces | 1                                |
| Parking        | Underground                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | Central Air   |
| # of Stories      | 18  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Playground    |
| Construction      | Brick, Concrete, Stone |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 56             |
| Zoning         | DC             |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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