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1204, 788 12 Avenue SW  
 Calgary, Alberta

MLS # A2221371



**\$319,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	675 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Live where the action is &mdash; right in the heart of Calgary&rsquo;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&rsquo;ll love the modern kitchen with granite counters and stainless steel appliances, plus in-floor heating in the bathroom &mdash; a small luxury you'll appreciate in winter. There&rsquo;s also a built-in desk for working from home, in-suite laundry with extra storage, and your own west-facing balcony &mdash; 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 &mdash; 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&rsquo;s best downtown buildings.