

# \$299,900 - 701, 788 12 Avenue Sw, Calgary

MLS® #A2221523

**\$299,900**

1 Bedroom, 1.00 Bathroom, 612 sqft

Residential on 0.00 Acres

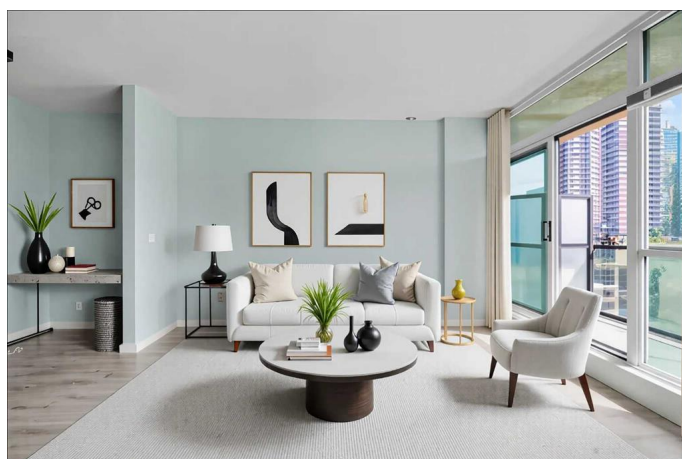
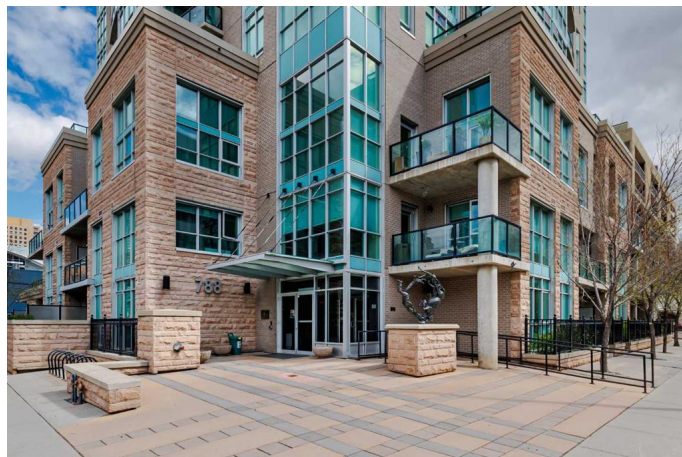
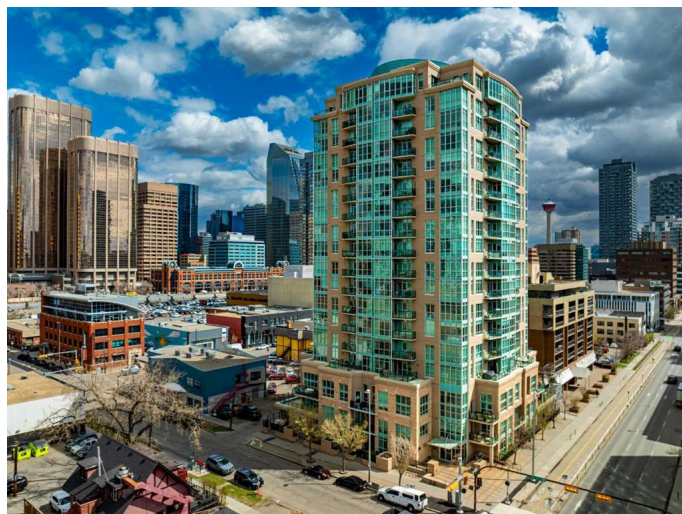
Beltline, Calgary, Alberta

Welcome to the Xenex on 12th! Amazing location, close to shopping, dining, entertainment, as well as the trendy shops & restaurants of 17th Avenue. This contemporary floor plan is warm & inviting. It is tastefully decorated in modern colours and fixtures. This apartment features 9ft ceilings, granite countertops, stainless steel appliances, luxury vinyl plank hardwood flooring, tile flooring, floor-to-ceiling windows, and air conditioning! There is a good-sized bedroom, an open kitchen, a formal dining area, a spacious bright living room with patio doors leading to the covered balcony, a 4-piece bathroom, in-suite laundry with ample storage space, and an underground heated parking stall. This home exhibits sweeping views of downtown!! This concrete building is well maintained and secure with concierge service. There is also underground parking for your visitors and a car wash bay! A truly exceptional home! Move-In ready! Don't miss this opportunity to own this beautiful home!

Built in 2009

## Essential Information

MLS® #	A2221523
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	612
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	701, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

### Amenities

Amenities	Visitor Parking, Car Wash, Elevator(s), Storage
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

### Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stone

### Additional Information

Date Listed	May 16th, 2025
Days on Market	83
Zoning	DC

### Listing Details

Listing Office

Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.