

# \$294,900 - 1304, 788 12 Avenue Sw, Calgary

MLS® #A2252390

## \$294,900

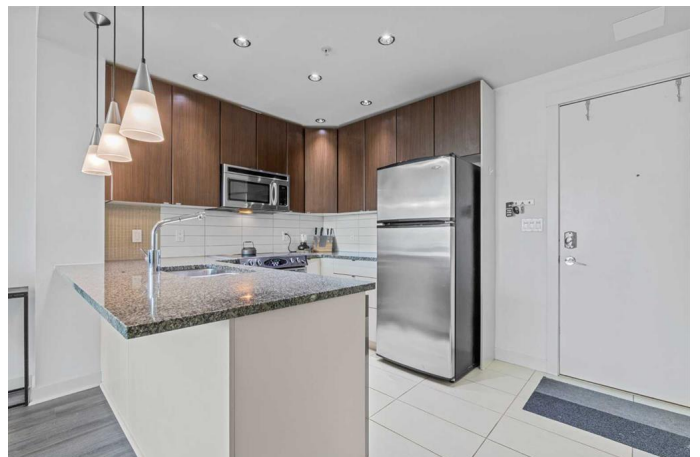
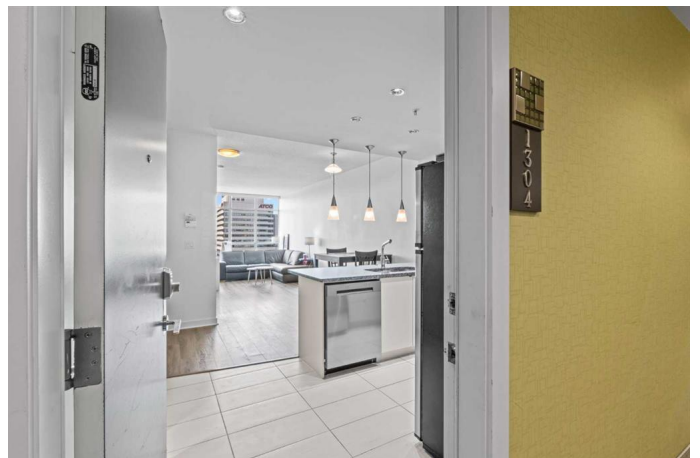
1 Bedroom, 1.00 Bathroom, 665 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Xenex on 12th, an award-winning, elegant high-rise in Calgary's vibrant Beltline district. This stunning 1-bedroom, 1-bath condo perfectly blends style and functional design—ideal for first-time buyers, urban professionals, or savvy investors seeking convenience, comfort, and modern charm. Step inside and immediately notice the two-tone cabinetry that adds depth and visual interest to the kitchen and bath. The kitchen is a chef's delight, featuring stainless-steel appliances and granite countertops that extend to the breakfast bar, creating a chic, durable, and low-maintenance work surface. The bathroom follows suit with matching granite, elevating everyday routines with a touch of refinement. Large windows flood the open-concept living and dining area with natural light—and on clear days, your gaze drifts to panoramic mountain views, offering a serene backdrop to your urban lifestyle. Whether you're sipping morning coffee or unwinding in the evening, the Rocky Mountains create a stunning, ever-changing vista.

Practical amenities abound: this unit comes with a titled underground parking stall, ensuring secure winter-ready parking, plus an assigned storage locker—perfect for seasonal gear or that extra bit of organizing space. The in-suite laundry area is notably generous in size, offering extra storage nooks and making day-to-day living genuinely convenient. Xenex on 12th delivers exceptional value with



reasonable condo fees, which include heat and common-area maintenanceâ€”streamlining your monthly budget while delivering comfort, quality, and peace of mind. Additional building highlights such as central air conditioning ensure you stay comfortable year-round. Situated in the heart of Calgaryâ€™s Beltline, you're just steps from Safeway, local cafÃ©s, nightlife, dining, and the sought-after 17th Avenue shops. With superb walkability, transit access, and all of downtown at your fingertips, this property offers the ultimate blend of lifestyle, location, and luxury.

Built in 2009

**Essential Information**

MLS® #	A2252390
Price	\$294,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	665
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1304, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

**Amenities**

Amenities	Elevator(s), Storage
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

### Additional Information

Date Listed	August 28th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	Royal LePage Benchmark
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