# \$275,000 - 1304, 788 12 Avenue Sw, Calgary

MLS® #A2252390

# \$275,000

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 designâ€"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 lightâ€"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 lockerâ€"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 Calgary's Beltline, you're just steps from Safeway, local cafés, 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 \$275,000

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

Parking Heated Garage, Parkade, Stall, Underground, Titled

## Interior

Interior Features Breakfast Bar, Granite Counters, Open Floorplan, Storage, Soaking Tub

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Natural Gas, Fan Coil

Cooling Central Air

# of Stories 18

#### **Exterior**

Exterior Features Balcony

Roof Tar/Gravel

Construction Concrete, Brick

#### Additional Information

Date Listed August 28th, 2025

Days on Market 49

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Royal LePage Benchmark

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