

\$459,900 - 1006, 788 12 Avenue Sw, Calgary

MLS® #A2215547

\$459,900

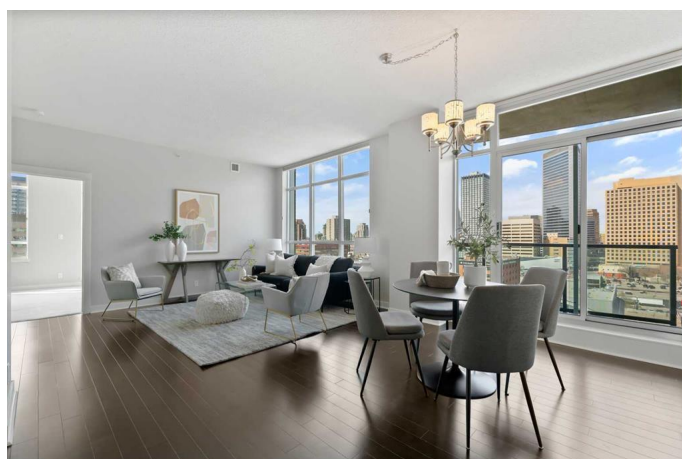
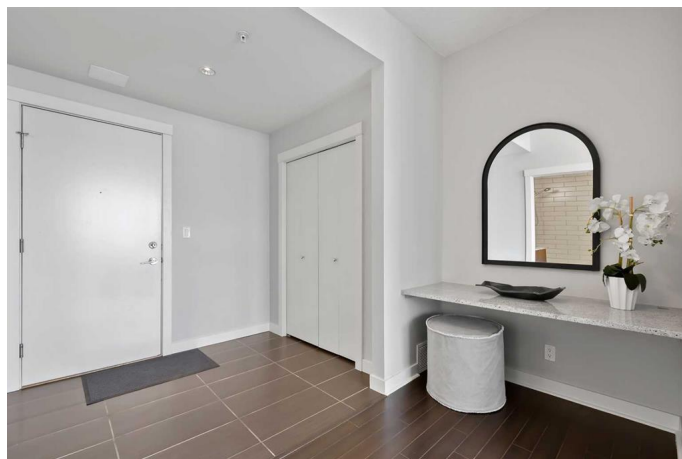
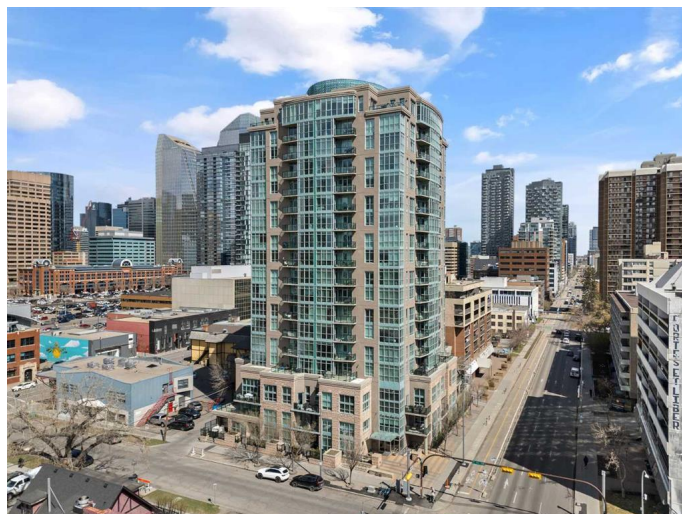
2 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

2 BED + DEN | 2 BATH | 9'™ CEILINGS | CORNER UNIT | FLOOR TO CEILING WINDOWS | Welcome to this beautifully appointed 2-bedroom, 2-bathroom condo with a versatile den and 1,074 sq ft of stylish living space. Designed for comfort and function, it features a large laundry room and a separate storage locker to meet all your storage needs. The open-concept main living area is flooded with natural light from floor-to-ceiling windows, offering stunning northwest-facing views from the living, dining, and office areas. Enjoy cooking in the modern kitchen with stainless steel appliances, stone countertops, and a convenient eat-up bar. Step out onto the NW-facing balcony, perfect for relaxing or barbecuing while taking in spectacular downtown views. The king-sized primary suite is a true retreat with panoramic windows, a walk-in closet with built-in organizers, and a luxurious ensuite featuring a glass walk-in shower, quartz countertop, and undermount sink. The second bedroom also offers wraparound windows and incredible natural light. Located in the sought-after Xenex on 12th you will enjoy concierge service, an underground car wash and underground visitor parking. You're just steps away from local caf s, Safeway, premier restaurants, shopping, nightlife, and Central Memorial Park. With the CTrain station within walking distance, this is inner-city living at its finest.

Built in 2007



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2215547 |
| Price | \$459,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,074 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1006, 788 12 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0H1 |

Amenities

| | |
|----------------|------------------------------------------------------------------------------------------|
| Amenities | Elevator(s), Park, Snow Removal, Storage, Visitor Parking, Car Wash, Service Elevator(s) |
| Parking Spaces | 1 |
| Parking | Guest, Heated Garage, Stall, Titled, Underground |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Vinyl Windows |
| 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 Concrete

Additional Information

Date Listed April 29th, 2025
Days on Market 8
Zoning DC

Listing Details

Listing Office RE/MAX First

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