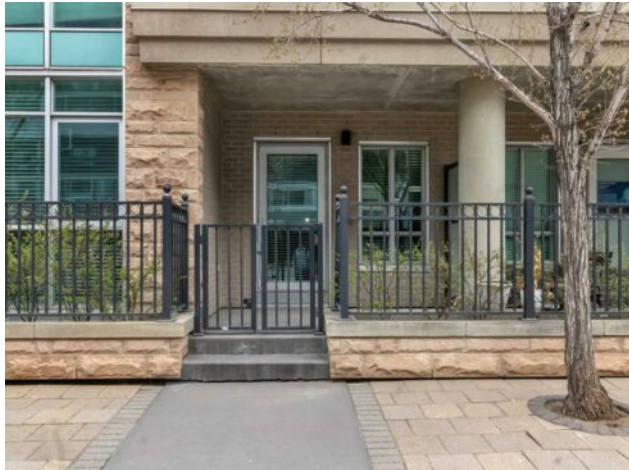


102, 788 12 Avenue SW
Calgary, Alberta

MLS # A2213496



\$325,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 767 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Secured, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Hot Water | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 563 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance | | |

Inclusions: White moveable closet in interior bedroom

BEST PRICE for CONDO 2 BEDS 1 BATH 767 sf | TITLED UNDERGROUND PARKING | SEPARATE ENTRANCE from STREET | THIS IS A LIVE and WORK UNIT | MAY RUN BUSINESS / AIR BNB (Subject to Condo Approval and City Approval). Stylish Urban Living with Street-Level Access in the Heart of Beltline. Experience the best of inner-city living in this rare and versatile 2 bedrooms, 1-bathroom ground-floor condo located in the highly sought-after Xenex on 12th building. Step inside to an open-concept floor plan filled with natural light from floor-to-ceiling windows. The modern kitchen is equipped with stainless steel appliances and ample cabinetry — ideal for cooking and entertaining. The unit comes with a spacious primary bedroom features a 4-piece bathroom, plus a good size interior bedroom. Enjoy the convenience of in-suite laundry, underground titled parking, and a separate storage locker. With a Walk Score of 99, you're just steps from cafes, restaurants, shops, Safeway, parks, transit, and everything downtown Calgary has to offer. Whether you're a professional, investor, or entrepreneur, this unit delivers unmatched flexibility and style in one of the city's most vibrant communities. Strong Reserved Funds and Very Well-Managed Building. Don't miss the opportunity to own this exceptional property in one of the best community in Calgary downtown. This unit has a separate entrance from street with its own balcony providing extra privacy and convenience. Listing Price under City Calgary assessment, call your favorite agent and book the showing !