

## 587-899-3773 justin@realtyaces.ca

## 102, 788 12 Avenue SW Calgary, Alberta

Hot Water

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Carpet, Hardwood

Concrete, Stone

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

Exterior:

## MLS # A2213496



## \$325,000

| Division: | Beltline                                     |        |                   |
|-----------|--|--------|-------------------|
| Туре:     | 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: | -  |        |                   |
|           | Water:                                       | -      |                   |
|           | Sewer:                                       | -      |                   |
|           | Condo Fee:                                   | \$ 563 |                   |
|           | LLD:   | -      |                   |
|           | Zoning:                                      | DC     |                   |
|           | 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 !