

**903, 788 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2214166**



**\$474,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 793
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

Step into this spacious and bright 2-bedroom, 2-bathroom + den corner unit offering 1,083.7 square feet of thoughtfully designed living space, perfectly positioned in a prime southwest-facing location with sweeping city views. From the moment you enter, you'll be drawn to the sun-filled living space where expansive floor-to-ceiling windows frame stunning city skyline views. The open-concept layout offers plenty of room for dining and entertaining, while the soft neutral palette and plush carpeting create a warm, inviting atmosphere. Perfect for those with a green thumb, the abundant natural light makes this living room an ideal space for thriving indoor plants. Plus, enjoy the bonus of incredibly low utility costs — typically just \$50–\$100 per month for many years — offering significant savings and peace of mind. With direct access to a spacious balcony, this home beautifully blends indoor comfort with outdoor living. The open-concept layout continues into the heart-of-the-home kitchen, featuring elegant granite countertops, a functional eating bar, and ample storage for all your culinary needs. The dining area is ideal for cozy meals or gatherings with friends. Retreat to the bright and airy primary bedroom, complete with wraparound windows, a walk-in closet with built-ins, and a private 3-piece ensuite. The second bedroom is equally inviting, offering generous light and comfort. A separate den provides the ideal space for a home office, creative corner, or quiet reading room. Additional features include a spacious in-suite laundry/storage room, air conditioning, titled underground parking with a convenient car wash bay, an assigned storage locker, visitor parking, and a welcoming concierge service. Located in the heart of the Beltline, you're just steps from trendy restaurants, cozy cafés, vibrant nightlife, shopping, and only half a block

from Safeway. This home truly has it all &mdash; come see it for yourself! Book your private showing today &mdash; you&rsquo;re going to love living here.