

**303, 788 12 Avenue SW
 Calgary, Alberta**
MLS # A2271191

\$459,900

Division:	Beltline	
Type:	Residential/High Rise (5+ stories)	
Style:	Apartment-Single Level Unit	
Size:	1,071 sq.ft.	Age: 2009 (17 yrs old)
Beds:	2	Baths: 2
Garage:	Underground	
Lot Size:	-	
Lot Feat:	-	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 784
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	None		

Welcome to this beautifully designed 2-bedroom + den, 2-bathroom home that blends luxury, comfort, and convenience in one of the quietest buildings in the area. From the moment you step inside, the impressive 10 & 11-ft ceilings create a bright, spacious, and elevated feel throughout the open-concept layout. The modern kitchen offers excellent functionality with a large pantry, premium finishes, and plenty of room for cooking and entertaining family and friends. The living area extends seamlessly to your private balcony, perfect for enjoying a morning coffee or simply unwinding at the end of the day. Both bathrooms are thoughtfully upgraded with in-floor heating, providing year-round comfort. The home also includes custom blackout blinds, ideal for privacy and restful nights, along with central heating and air conditioning with in-unit controls for personalized comfort in every season. A dedicated laundry room with extra storage adds convenience, while the building itself enhances your daily living with an exceptionally quiet atmosphere, a separate storage unit, and a titled parking stall. You'll also appreciate the added security and service of a Monday-–Friday concierge (9 am-–5 pm). Perfectly appointed and impeccably maintained, this upscale condo offers a rare blend of luxury features and everyday practicality-–truly a rare opportunity.