

**609, 788 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2285349**



**\$209,990**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 469 sq.ft.                         | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                         |                   |                 |
|--------------------|-------------------------|-------------------|-----------------|
| <b>Heating:</b>    | In Floor                | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile    | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                       | <b>Condo Fee:</b> | \$ 388          |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stucco | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                       | <b>Utilities:</b> | -               |
| <b>Features:</b>   | See Remarks             |                   |                 |

**Inclusions:** n/a

Inner city living in a newer CONDO building at an AFFORDABLE price! Here is your chance to own a SLEEK and MODERN studio suite in desirable Xenex on 12th, an AWARD WINNING building. Access to everything &mdash; NO car needed! This well DESIGNED condo features an OPEN CONCEPT layout with a spacious kitchen complete with an eating bar and STAINLESS STEEL appliances. The large living room area opens to a BALCONY with VIEWS. There is also a DEN area with a built-in computer desk, perfect for working from home. Enjoy the convenience of INSUITE laundry and additional storage. Located just steps to grocery stores, shopping, dining, cafes, and only 6 blocks to the LRT. Exceptional value! (The parking stall for this unit is rented.)