

401, 788 12 Avenue SW
Calgary, Alberta

MLS # A2309526



\$281,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	626 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Seasons in Calgary: Winter, Not Winter & Patio Season. And if you know, you know… patio season is the one that matters most! This bright and move in ready 1 bed, 1 bath, corner unit Beltline condo stands out from the crowd with a truly RARE oversized balcony — an outdoor space you’ll actually be able to use. Whether it’s enjoying your morning coffee, eating al fresco, working on your laptop while soaking up the sun or even growing a little urban garden, this expansive 440 sq ft terrace-style balcony completely transforms condo living. You'll have room to BBQ and entertain far more people than the average downtown condo. Inside, sunshine pours through the large windows, filling the space with natural light and creating an airy, uplifting feel throughout the day. The open and functional layout is complemented by 9 ft ceilings, engineered hardwood flooring, a spacious tiled foyer, built-in desk area perfect for working from home, and a generously sized laundry/storage room. Central A/C keeps the home comfortable even on Calgary’s hottest summer days. The kitchen offers stainless steel appliances, plenty of counter space, breakfast bar seating, and flows seamlessly into the dining and living areas with room for an actual dining table and full-sized furniture. The spacious primary bedroom is tucked away for privacy near the 4-piece bathroom creating a functional and comfortable layout. Life is simply easier here at sought after Xenex. Featuring concierge service available Monday through Friday, a titled underground parking stall so you can forget about scraping your windshield in the winter, a separate storage locker for seasonal items/holiday décor/your sports gear, underground visitor parking your guests will appreciate, and even a communal car wash for added convenience. Located in the heart of

the Beltline, you'll be just minutes from transit, restaurants, cafés, grocery stores, nightlife, and green spaces including Central Memorial Park and Loughheed House. Whether you commute by car, bike, train, or on foot, this location makes getting around the city incredibly convenient. Come take a look, you won't regret it!