

# \$319,000 - 1204, 788 12 Avenue Sw, Calgary

MLS® #A2221371

**\$319,000**

1 Bedroom, 1.00 Bathroom, 675 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live where the action is – right in the heart of Calgary’s Beltline!

This bright and stylish 1-bedroom condo at Xenex on 12th puts you steps from Safeway, coffee shops, 17th Ave, and downtown vibes. Big windows and 9-foot ceilings make the space feel open and full of light. You’ll love the modern kitchen with granite counters and stainless steel appliances, plus in-floor heating in the bathroom – a small luxury you’ll appreciate in winter.

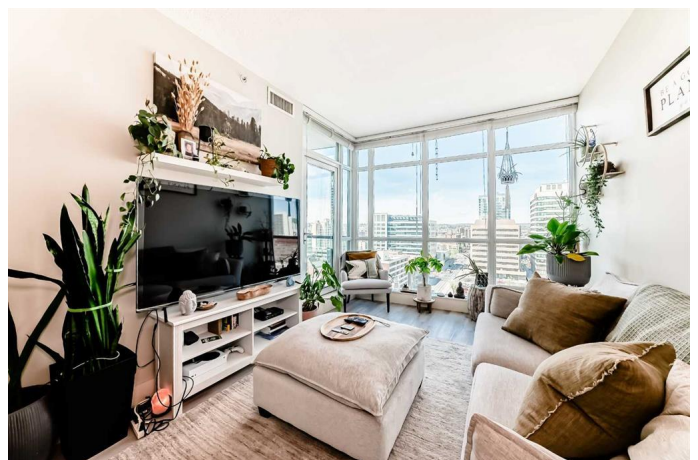
There’s also a built-in desk for working from home, in-suite laundry with extra storage, and your own west-facing balcony – perfect for catching sunset views. Stay cool with A/C in the summer, and enjoy peace of mind with titled underground parking (large stall), a storage locker, and even a car wash bay in the parkade.

Everything you need is within walking distance – groceries, C-Train, gyms, parks, and your favourite local spots.

Great for a first-time buyer, investor, or anyone who wants to be close to the core but still have space to breathe. This is easy living in one of Calgary’s best downtown buildings.

Built in 2009

## Essential Information



MLS® #	A2221371
Price	\$319,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	675
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1204, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

### Amenities

Amenities	Bicycle Storage, Secured Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony, Playground
Construction	Brick, Concrete, Stone

### Additional Information

Date Listed	May 14th, 2025
Days on Market	63
Zoning	DC

## **Listing Details**

Listing Office	eXp Realty
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