DE DANIE

780-814-9482 hello@danielcram.ca

1204, 788 12 Avenue SW Calgary, Alberta

MLS # A2221371



\$319,000

eramic Tile, Laminate Sewer: - Condo Fee: \$489 LLD: -					
Style: Apartment-Single Level Unit Size: 675 sq.ft. Age: 2009 (16 yrs old) Beds: 1 Baths: 1 Garage: Underground I I Lot Size: - I I seboard, Natural Gas Water: - I wramic Tile, Laminate Sewer: - I Condo Fee: \$ 489 ILLD: - ck, Concrete, Stone Zoning: DC ILUTINITIES:		Division:	Residential/High Rise (5+ stories)		
Size: 675 sq.ft. Age: 2009 (16 yrs old) Beds: 1 Baths: 1 Garage: Underground Lot Size: - Lot Size: - - - seboard, Natural Gas Water: - - wramic Tile, Laminate Sewer: - - Lot Feat: - - - Lot Feat: - - - Lot Feat: - - - seboard, Natural Gas Water: - - tramic Tile, Laminate Sewer: - - Condo Fee: \$ 489 - - LLD: - - - tck, Concrete, Stone Zoning: DC - Utilities: - - -		Туре:			
Beds: 1 Baths: 1 Garage: Underground Lot Size: - Lot Feat: - - seboard, Natural Gas Water: - rramic Tile, Laminate Sewer: - Condo Fee: \$ 489 LLD: - ck, Concrete, Stone Zoning: DC Utilities: -		Style:			
Garage: Underground Lot Size: - Lot Feat: - seboard, Natural Gas Water: - arramic Tile, Laminate Sewer: - Condo Fee: \$ 489 LLD: - - tck, Concrete, Stone Zoning: DC Utilities: - -		Size:	675 sq.ft.	Age:	2009 (16 yrs old)
Lot Size: - Lot Feat: - seboard, Natural Gas Water: - aramic Tile, Laminate Sewer: - Condo Fee: \$ 489 LLD: - tck, Concrete, Stone Zoning: DC Utilities: -		Beds:	1	Baths:	1
Lot Feat: - seboard, Natural Gas Water: - aramic Tile, Laminate Sewer: - Condo Fee: \$489 LLD: LLD: - ck, Concrete, Stone Zoning: DC Utilities: -	1 - C	Garage:	Underground		
Seboard, Natural GasWater:-arramic Tile, LaminateSewer:-Condo Fee:\$489LLD:-ck, Concrete, StoneZoning:DCUtilities:-		Lot Size:	-		
Sewer: - Condo Fee: \$489 LLD: - ck, Concrete, Stone Zoning: DC Utilities: -		Lot Feat:	-		
Condo Fee: \$ 489 LLD: - ck, Concrete, Stone Zoning: DC Utilities: -	Baseboard, Natural Gas		Water:	-	
LLD: - ick, Concrete, Stone Zoning: DC Utilities: -	Ceramic Tile, Laminate		Sewer:	-	
ick, Concrete, Stone Zoning: DC Utilities: -			Condo Fee	: \$ 489	
Utilities: -			LLD:	-	
	Brick, Concrete, Stone		Zoning:	DC	
gh Ceilings, No Animal Home, No Smoking Home			Utilities:	-	
	High Ceilings, No Animal Home, No Smoki	ng Home			

Inclusions: None

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

Features:

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' Il 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 & mdash; 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.