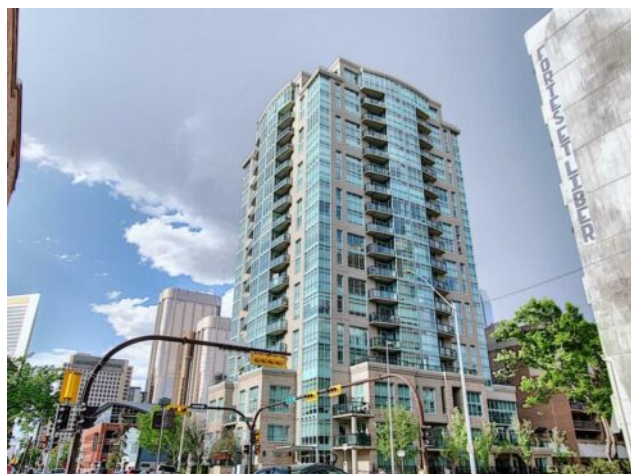


706, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2231564



# \$475,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,081 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

**Features:** Bar, Built-in Features, Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** freezer

OPEN HOUSE 1-3pm Sunday June 22 ,2025...Enjoy life in the beltline, Xenex on 12th Ave is central to Calgary, this NW Corner apartment with Central Air Conditioning this a home and will not disappoint&hellip;Amazing 270 degree Mountain and City views from this Condo! &hellip;Gorgeous home has over 30K in improvements. The Best design/quality that is refreshing -defines luxury. This Stunning home has 1081 sq. ft. of living space, includes 2 bedroom, plus a separate office and 2 baths. Floor to ceiling windows in nearly every room provide fantastic views of the mountains and evening city lights that will delight. Central office that has glass French doors makes this an easy work from home situation. This open concept home is unified with white oak laminite floors(2021), 9ft ceilings and central air conditioning(included in the condo fees). Modern crisp light paint highlights exquisite finishes, modern detailing and updated lighting. Entering the home is a large foyer that has plenty of room to greet guests. A beverage center, recyclables drawer, organizing Granite countertop, drawer and cabinet storage area that will ensure you are ready to take on the day. Kitchen is designed for a cook, efficient, modern clean lines, with lighting accents & great storage. Sit up granite bar & Stainless steel appliances enhance the two tone cabinetry New Microwave being installed next week. The dining area is generous and flexible, just outside is the Balcony & City Views. Living room is spacious and has a wall, big enough for the largest TV, also full windows with great views. The Massive Master is a retreat that has two sided floor to ceiling West/North windows to watch the setting sun; Walk-in closet that has upgraded closet organizers, and full ensuite bath (2021 heated tile floors) for that end of day sanctuary. A second bedroom with full windows is on the opposite side of the unit...great

separation and privacy for visiting guests. The Main 4 piece bathroom has new heated floors and updated cabinets. Large storage area/ laundry with shelving gives you space for all your treasures. Great Condo board with healthy reserve, and there is an onsite caretaker, Titled parking (#91) and assigned storage (#706) that has a sturdy metal shelving unit that is included...found on the second floor. Also there is guest parking so visitors can stay warm in the winter...even a carwash! Enjoy the lifestyle you always wanted, even your own concierge to enjoy the freedom of not waiting for packages and that added security! Tons of Great restaurants and pubs, shopping and fitness studios.. You can walk to the downtown core in minutes and walking distance to the C-train&hellip;You will love this home.