

**706, 788 12 Avenue SW  
Calgary, Alberta**

**MLS # A2241744**



**\$474,900**

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

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

**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:** Metal shelving unit in Storage locker

Live in the heart of Calgary's vibrant Beltline in this beautifully upgraded 2-bedroom + den, 2-bath NW corner condo with unmatched 270° mountain and city views! With over \$30K in recent upgrades and 1081 sq. ft. of elegant living space, this home perfectly blends style, function, and location. Step into a bright, open layout featuring floor-to-ceiling windows in nearly every room, filling the space with natural light and spectacular sunsets. The dedicated office/den with French doors makes working from home a dream. Enjoy 9-ft ceilings, white oak laminate floors (2021), and central A/C for year-round comfort. The gourmet kitchen is a chef's delight, boasting granite countertops, two-tone cabinetry, stainless steel appliances, a beverage center, and a brand-new microwave. The spacious dining area flows effortlessly to your private balcony with unbeatable views. The large living room offers ample wall space for a full entertainment setup. Your king-sized primary suite is a true retreat with panoramic corner windows, a walk-in closet with custom organizers, and a luxurious 4-pc ensuite with heated tile floors (2021). The second bedroom offers great privacy, perfect for guests or roommates, with another full 4-pc bathroom featuring heated floors and updated cabinetry. Additional features include a large in-suite laundry/storage room with shelving, titled underground parking, assigned storage with shelving, concierge service, on-site caretaker, guest parking, and even a car wash bay! This well-managed concrete building has a healthy reserve fund and unbeatable walkability — steps to top restaurants, shops, fitness studios, and just minutes to downtown and the C-Train. Don't miss this opportunity to own in one of Calgary's most desirable inner-city locations. Luxury, convenience, and lifestyle await you at Xenex

on 12th!