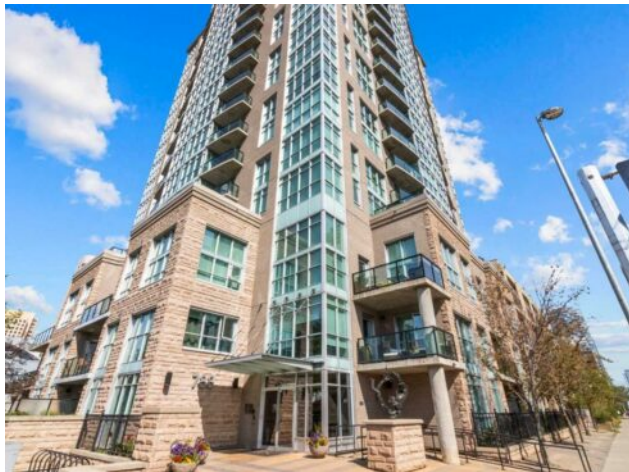


**1304, 788 12 Avenue SW
Calgary, Alberta****MLS # A2252390****\$294,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	665 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Natural Gas**Floors:** Laminate, Tile**Roof:** Tar/Gravel**Basement:** -**Exterior:** Brick, Concrete**Foundation:** -**Features:** Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub, Storage**Water:** -**Sewer:** -**Condo Fee:** \$ 489**LLD:** -**Zoning:** DC (pre 1P2007)**Utilities:** -**Inclusions:** N/A

Welcome to Xenex on 12th, an award-winning, elegant high-rise in Calgary's vibrant Beltline district. This stunning 1-bedroom, 1-bath condo perfectly blends style and functional design—ideal for first-time buyers, urban professionals, or savvy investors seeking convenience, comfort, and modern charm. Step inside and immediately notice the two-tone cabinetry that adds depth and visual interest to the kitchen and bath. The kitchen is a chef's delight, featuring stainless-steel appliances and granite countertops that extend to the breakfast bar, creating a chic, durable, and low-maintenance work surface. The bathroom follows suit with matching granite, elevating everyday routines with a touch of refinement. Large windows flood the open-concept living and dining area with natural light—and on clear days, your gaze drifts to panoramic mountain views, offering a serene backdrop to your urban lifestyle. Whether you're sipping morning coffee or unwinding in the evening, the Rocky Mountains create a stunning, ever-changing vista. Practical amenities abound: this unit comes with a titled underground parking stall, ensuring secure winter-ready parking, plus an assigned storage locker—perfect for seasonal gear or that extra bit of organizing space. The in-suite laundry area is notably generous in size, offering extra storage nooks and making day-to-day living genuinely convenient. Xenex on 12th delivers exceptional value with reasonable condo fees, which include heat and common-area maintenance—streamlining your monthly budget while delivering comfort, quality, and peace of mind. Additional building highlights such as central air conditioning ensure you stay comfortable year-round. Situated in the heart of Calgary's Beltline, you're just steps from Safeway, local cafés, nightlife, dining, and the

sought-after 17th Avenue shops. With superb walkability, transit access, and all of downtown at your fingertips, this property offers the ultimate blend of lifestyle, location, and luxury.