

**609, 788 12 Avenue SW
Calgary, Alberta**

MLS # A2267761



\$224,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	469 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Inner city living in a newer Condo building at an affordable price! Here is your chance to own a SLEEK and MODERN *studio suite* in desirable Xenex on 12th, an AWARD winning building. Access to everything, No car needed! This well DESIGNED condo feature an Open concept. Spacious kitchen with the eating bar and STAINLESS Steel appliances. Large living room area with a BALCONY with VIEWS. There is a den area with a built-in computer desk. INSUITE laundry and additional storage. Steps to grocery store, shopping, dining, cafes and only 6 blocks to LRT! Exceptional value. (The parking stall for this unit is rented)