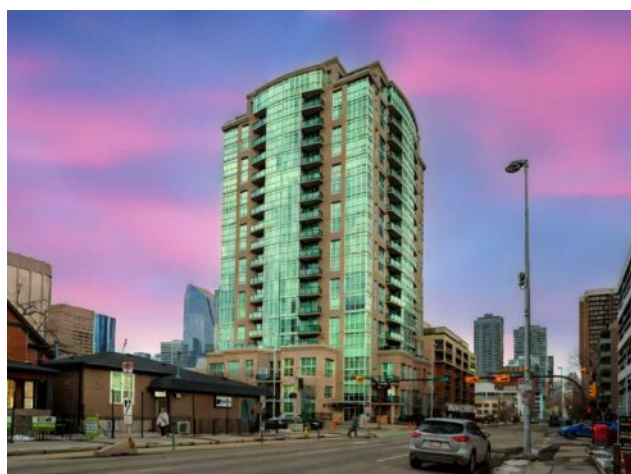


**1305, 788 12 Avenue SW
Calgary, Alberta**

MLS # A2207980



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

This beautifully maintained 1-bedroom, 1-bathroom condo offers a bright, thoughtfully designed living space in a vibrant and convenient neighbourhood. Pride of ownership is evident throughout, while fresh updates & new flooring, waterfall quartz countertops, and fresh blinds & bring a sleek, contemporary feel. The open-concept layout is enhanced by floor-to-ceiling windows and nine-foot ceilings, creating an airy, inviting atmosphere in the spacious living room. A built-in desk provides a dedicated workspace, while the in-suite laundry room offers extra storage. This unit comes with an additional storage locker in the building for even more convenience. The private west-facing balcony is the perfect spot to unwind, with glimpses of The Rocky Mountains adding to the charm. Stay comfortable year-round with air conditioning, and enjoy the perks of titled underground parking, including a car wash bay to keep your vehicle looking its best. Located in a vibrant neighbourhood just one block from Safeway and surrounded by shops, restaurants, and parks, this condo offers the perfect balance of comfort, style, and convenience.