

# \$325,000 - 102, 788 12 Avenue Sw, Calgary

MLS® #A2213496

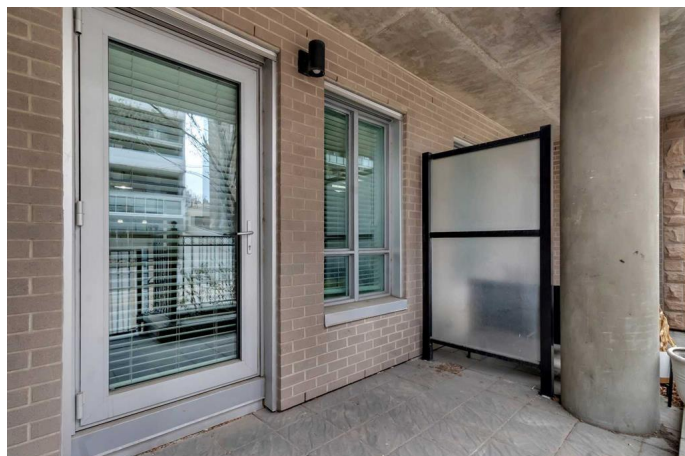
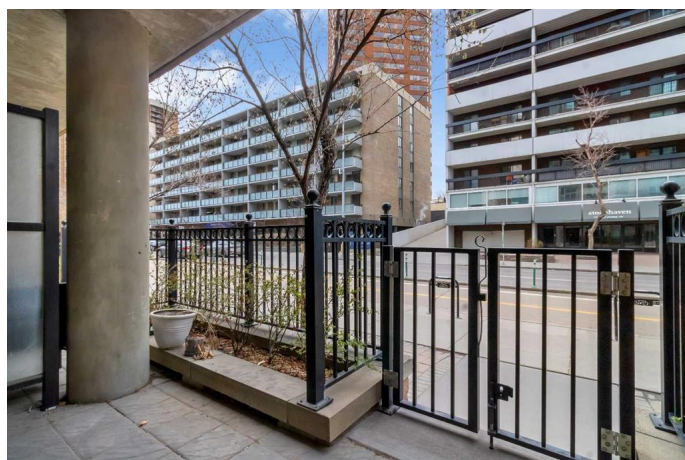
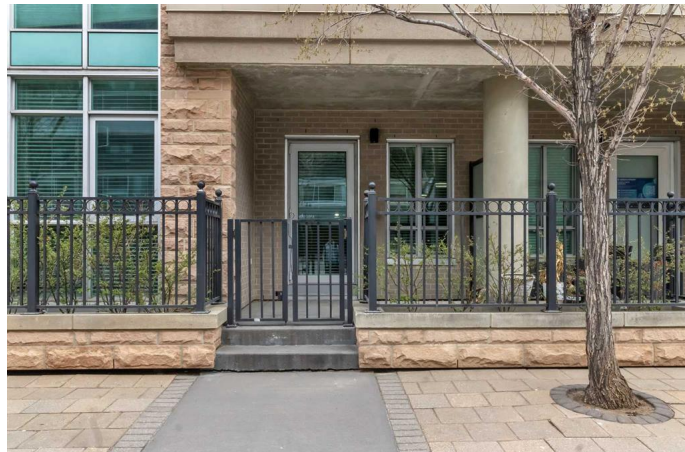
**\$325,000**

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**BEST PRICE for CONDO 2 BEDS 1 BATH**  
767 sf | TITLED UNDERGROUND PARKING |  
SEPARATE ENTRANCE from STREET | THIS  
IS A LIVE and WORK UNIT | MAY RUN  
BUSINESS / AIR BNB (Subject to Condo  
Approval and City Approval). Stylish Urban  
Living with Street-Level Access in the Heart of  
Beltline. Experience the best of inner-city living  
in this rare and versatile 2 bedrooms,  
1-bathroom ground-floor condo located in the  
highly sought-after Xenex on 12th building.  
Step inside to an open-concept floor plan filled  
with natural light from floor-to-ceiling windows.  
The modern kitchen is equipped with stainless  
steel appliances and ample cabinetry – ideal  
for cooking and entertaining. The unit comes  
with a spacious primary bedroom features a  
4-piece bathroom, plus a good size interior  
bedroom. Enjoy the convenience of in-suite  
laundry, underground titled parking, and a  
separate storage locker.  
With a Walk Score of 99, you're just steps from  
cafes, restaurants, shops, Safeway, parks,  
transit, and everything downtown Calgary has  
to offer. Whether you're a professional,  
investor, or entrepreneur, this unit delivers  
unmatched flexibility and style in one of the  
city's most vibrant communities. Strong  
Reserved Funds and Very Well-Managed  
Building. Don't miss the opportunity to own  
this exceptional property in one of the best  
community in Calgary downtown. This unit has  
a separate entrance from street with its own  
balcony providing extra privacy and



convenience. Listing Price under City Calgary assessment, call your favorite agent and book the showing !

Built in 2008

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213496          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 767               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 102, 788 12 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H1               |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage                |
| Parking Spaces | 1                                            |
| Parking        | Parkade, Secured, Stall, Titled, Underground |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Hot Water                                                                                     |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 18          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Construction      | Concrete, Stone |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 23               |
| Zoning         | DC               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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