

\$275,000 - 1304, 788 12 Avenue Sw, Calgary

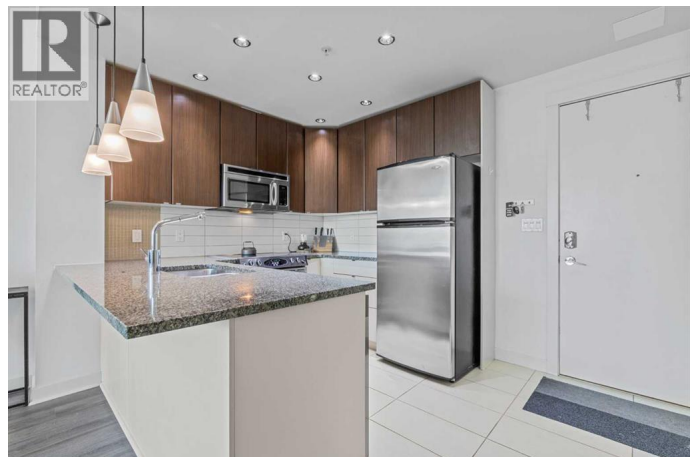
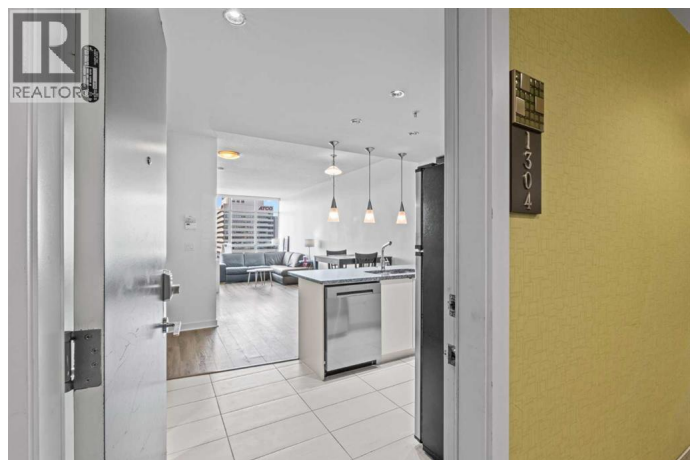
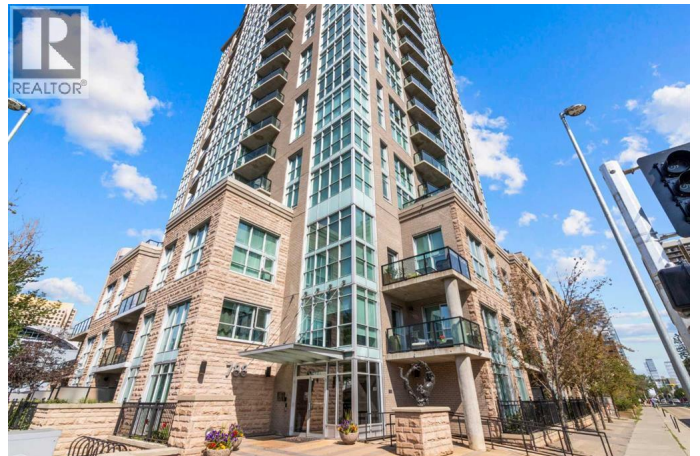
MLS® #A2252390

\$275,000

1 Bedroom, 1.00 Bathroom, 665 sqft
Single Family on 0.00 Acres

Beltline, Calgary, Alberta

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. (id:6289)

Built in 2009

Essential Information

Listing #	A2252390
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Square Footage	665
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1304, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0H1

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas
Cooling	Central air conditioning
# of Stories	18

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

Listing Details

Listing Office	Royal LePage Benchmark
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