

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

MLS® #A2260503

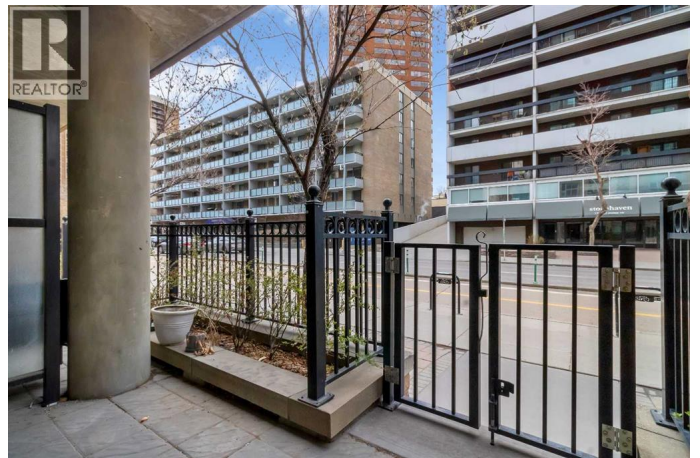
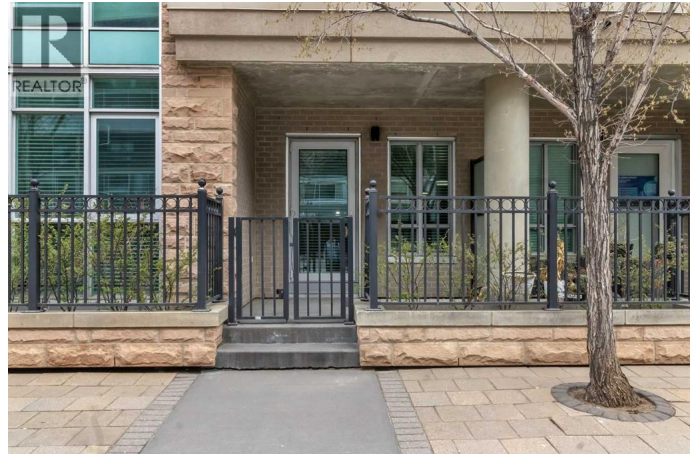
\$325,000

2 Bedroom, 1.00 Bathroom, 767 sqft

Single Family 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 !
(id:6289)

Built in 2008

Essential Information

Listing #	A2260503
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Square Footage	767
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	102, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0H1

Amenities

Amenities	Park, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

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

Exterior

Exterior	Concrete, Stone
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Construction

Poured concrete

Listing Details

Listing Office

CIR Realty



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