



788 12 Avenue Calgary Alberta

\$319,000

Live where the action is -- right in the heart of Calgary's Beltline! This bright and stylish 1-bedroom condo at Xenex on 12th puts you steps from Safeway, coffee shops, 17th Ave, and downtown vibes. Big windows and 9-foot ceilings make the space feel open and full of light. You'll love the modern kitchen with granite counters and stainless steel appliances, plus in-floor heating in the bathroom -- a small luxury you'll appreciate in winter. There's also a built-in desk for working from home, in-suite laundry with extra storage, and your own west-facing balcony -- perfect for catching sunset views. Stay cool with A/C in the summer, and enjoy peace of mind with titled underground parking (large stall), a storage locker, and even a car wash bay in the parkade. Everything you need is within walking distance -- groceries, C-Train, gyms, parks, and your favourite local spots. Great for a first-time buyer, investor, or anyone who wants to be close to the core but still have space to breathe. This is easy living in one of Calgary's best downtown buildings. (id:6769)

Other 6.33 Ft x 5.92 Ft

Kitchen 8.75 Ft x 9.08 Ft

Dining room 10.50 Ft x 9.67 Ft

Living room 16.58 Ft x 9.75 Ft

Primary Bedroom 10.92 Ft x 11.00 Ft

Laundry room 7.17 Ft x 6.25 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Storage 4.33 Ft x 4.00 Ft

Other 10.58 Ft x 4.17 Ft

Other 4.92 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

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