



# 788 12 Avenue Calgary Alberta

\$344,900

BEAUTIFUL VIEWS OF THE ROCKY MOUNTAINS IN THIS SUPER CLEAN, SPACIOUS CONDO IN THE HEART OF DOWNTOWN. Many upgrades including granite counters, maple cabinetry, SS appliances, Ensuite laundry, good sized balcony facing west and 1 underground secure titled parkin as well as a storage locker. All of this in a well-managed concrete building constructed by Bucci Developments and the Xenex offers concierge service, a car wash bay and visitor parking. Close to breweries, cafes, dining spots, Safeway, Starbucks and boutique shops. With an unbeatable location, residents can walk downtown, major office towers, 17 Ave nightlife, and scenic river parks. The LRT and bike track are easily accessible. It got a walk score of 99/100 (id:6769)

Other 4.33 Ft x 5.17 Ft  
Kitchen 9.00 Ft x 8.33 Ft  
Other 4.92 Ft x 3.08 Ft  
Dining room 11.25 Ft x 9.67 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft

Laundry room 7.08 Ft x 6.08 Ft  
Primary Bedroom 11.33 Ft x 10.92 Ft  
Other 7.92 Ft x 2.00 Ft  
Storage 4.75 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:  
One Percent Realty

<http://www.aprilonepercentrealty.com/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net