



## 788 12 Avenue Calgary Alberta

\$374,900

Great opportunity for a first time home buyer or investment opportunity. A beautiful 1 bedroom condo in the sought after building of Xenex. Boasting high 9' ceilings throughout and floor to ceiling windows bringing in loads of natural light. The kitchen includes stainless steel appliances with ample cupboard, granite counter tops and a breakfast bar looking over the living room, a perfect space for entertaining. A back door leads to the private, oversized deck with a West view. The spacious bedroom, laundry room/ storage room completes the space. This unit comes with additional storage locker (5ft deep, 2.75 ft wide, and 7.5 ft high) and one heated, secure underground parking stall. Xenex offers concierge service, a car wash bay and visitor parking. Don't miss this opportunity, call for your viewing today! (id:6769)

Primary Bedroom 10.92 Ft x 11.17 Ft

Living room 9.67 Ft x 16.67 Ft

Dining room 9.67 Ft x 10.00 Ft

Office 3.08 Ft x 4.92 Ft

Kitchen 7.83 Ft x 9.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Laundry room 7.67 Ft x 6.08 Ft

Other 4.58 Ft x 3.92 Ft

Other 12.75 Ft x 12.42 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.jennymayhew.ca>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)