



788 12 Avenue Calgary Alberta

\$294,900

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 cafes, nightlife, dining, and the sought-after 17th Avenue shops. With superb walkability, transit access, and a...

Laundry room 5.92 Ft x 7.75 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft

Bedroom 11.50 Ft x 10.58 Ft

Living room 16.17 Ft x 9.83 Ft

Dining room 11.25 Ft x 12.50 Ft

Kitchen 8.17 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<https://joannabarstad.com/>



Real Estate Professionals Inc.

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

Phone: 403-547-4102
cm.mackenzie@shaw.ca