



# 788 12 Avenue Calgary Alberta

\$1,149,900

PRICE IMPROVEMENT!! Introducing a luxury condo in heart of Beltline! Discover the pinnacle of urban living in this magnificent top-floor apartment. Perched high above the cityscape, this residence offers unparalleled luxury and breathtaking views. Step into a thoughtfully designed floor plan (almost 1900 sqft) that maximizes space and natural light, creating an inviting and airy atmosphere. With a luxury hardwood flooring, this apartment exudes timeless elegance and sophistication. Each bedroom boasts its own en-suite bathroom, providing comfort and convenience for you and your guests. Also, each bathroom has heated floor providing warmth and coziness underfoot during the cooler months. During the summer season, Stay cool and comfortable year-round with central cooling, ensuring a perfect climate. With motorized window coverings, Effortlessly control natural light and privacy with motorized window coverings, adding convenience and sophistication to your living space. The heart of the home, you will find perfect kitchen space including a built-in oven and gas cooktop, perfect for culinary enthusiasts and entertaining guests. Step out onto your own private balcony and soak in panoramic vistas of the city skyline, providing the perfect setting for relaxation or entertaining guests. Two titled parking spaces in the secure underground garage, ensuring ample parking for residents and guests. On main lobby, you will find your own storage for your less used tools or items. This location cannot be beaten! With a perfect location, easy to access to downtown, grocery shopping, major buildings, and the park. Walking distance to LRT! Enjoy the utmost privacy and tranquility as you elevate your living experience above the bustling city streets. Do not miss out on the opportunity to own this luxury condo on top floor! Book your private showing and come see this perfect condo for...

2pc Bathroom 5.83 Ft x 5.75 Ft  
 3pc Bathroom 5.42 Ft x 8.00 Ft  
 4pc Bathroom 8.17 Ft x 8.33 Ft  
 Bedroom 17.00 Ft x 17.08 Ft  
 Bedroom 16.58 Ft x 17.50 Ft  
 Den 6.83 Ft x 5.25 Ft

Kitchen 13.83 Ft x 8.58 Ft  
 Laundry room 6.42 Ft x 9.92 Ft  
 Living room 12.58 Ft x 20.25 Ft  
 Primary Bedroom 14.17 Ft x 12.58 Ft  
 Storage 4.67 Ft x 6.75 Ft  
 Other 7.58 Ft x 9.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

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Dining room 8.17 Ft x 19.83 Ft

5pc Bathroom 8.83 Ft x 9.92 Ft