



788 12 Avenue Calgary Alberta

\$459,900

Welcome to this impressive, 8th floor unit, in the heart of Calgary's Beltline. Exceptional Value-Seller Motivated!! Prime northwest corner location with stunning high-in-the- city views! Immaculate and upgraded condo in like new condition with laminate and tile flooring, granite counter-tops throughout, stainless steel appliance package, heated floors in both bathrooms. Spectacular 2 bedroom + media room condo with 9 foot ceilings, spacious open concept, many large bright floor to ceiling windows, plenty of natural light throughout and views from every room! The large primary bedroom has bright corner windows, city views, large walk-in with custom California Closet organizers and 3 pce ensuite bathroom with heated floors! Your guests will enjoy the opposite side 2nd bedroom that has large picturesque windows with stunning views close to the main 4 pce bathroom also with heated floors! Exceptional layout with the spacious den off the living area with flexibility to be used as an office or awesome media center. The spacious living/dining areas are flexible as well and have quick access to the balcony with views. The galley-style kitchen is gorgeous, has great contemporary finishing and design that opens up to the living areas with a sit down granite counter-island. Off the front entrance you'll find a handy built-in granite computer work station and the separate laundry room with a quality stack washer/dryer and plenty of in-suite storage. This condo has it all with welcoming concierge service, 2 high speed elevators, underground car wash bay & visitor parking, a secure underground titled parking stall close to the elevator and assigned storage locker on the 2nd floor for additional storage. The Xenex on 12th is a quiet full-concrete energy-efficient building with outstanding design and construction built by the renowned Bucci Group. Great inner city location close ...

3pc Bathroom Measurements not available
 4pc Bathroom Measurements not available
 Bedroom 12.67 Ft x 9.17 Ft
 Den 7.75 Ft x 12.75 Ft
 Dining room 14.75 Ft x 10.25 Ft
 Foyer 6.33 Ft x 7.58 Ft

Kitchen 9.92 Ft x 8.67 Ft
 Laundry room 7.67 Ft x 5.08 Ft
 Living room 14.67 Ft x 11.50 Ft
 Primary Bedroom 14.33 Ft x 11.75 Ft
 Other 8.42 Ft x 6.33 Ft

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

Listing Presented By:



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RE/MAX Realty Professionals

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