



## 788 12 Avenue Calgary Alberta

\$425,000

Welcome to the exquisite Xenex on 12th, where luxury seamlessly meets convenience in Calgary's vibrant Beltline. This stunning high-rise apartment offers a sophisticated urban lifestyle with newly painted interiors and updated flooring. Featuring two spacious bedrooms, a den, and two full bathrooms, the open-concept design is flooded with natural light through floor-to-ceiling windows. The gourmet kitchen is a chef's delight, boasting stainless steel appliances, sleek granite countertops, and a chic breakfast bar. The master suite serves as a personal retreat with a walk-in closet and luxurious ensuite. Additional perks include titled underground parking, a separate storage locker, and central air conditioning. Just steps from downtown, shopping, and dining, this residence ensures a lifestyle where every amenity is at your fingertips. Please note, pet policies are subject to board approval. Don't miss the opportunity to own a piece of urban elegance-- schedule your private showing today! (id:6769)

Primary Bedroom 11.58 Ft x 14.17 Ft

Other 8.00 Ft x 5.17 Ft

3pc Bathroom 4.83 Ft x 7.92 Ft

Office 7.83 Ft x 12.75 Ft

Living room 14.25 Ft x 11.58 Ft

Dining room 9.67 Ft x 14.33 Ft

Bedroom 8.92 Ft x 10.17 Ft

Other 9.75 Ft x 4.75 Ft

Kitchen 10.42 Ft x 8.75 Ft

Other 9.25 Ft x 4.92 Ft

Other 6.58 Ft x 6.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 7.92 Ft x 4.92 Ft

Listing Presented By:



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<https://www.michaelnewton.ca/>

**RE/MAX Realty Professionals**

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