

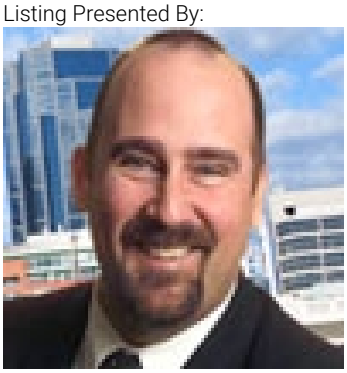

# 788 12 Avenue Calgary Alberta

$344,900

Life on the 11th floor of Xenex starts with the city waking up outside your windows. Morning light pours through SOUTH FACING, FLOOR TO CEILING WINDOWS, downtown towers fill the view, and from up here, you feel connected to the energy of Calgary while still having a quiet place to come home to. Set in the HEART OF THE BELTLINE, this 2 bedroom, 2 bathroom condo puts coffee shops, restaurants, groceries, fitness studios, parks, and more all within easy reach. It is the kind of location where the car can stay parked and the city becomes part of your everyday routine. Inside the building, secure access and an ON-SITE CONCIERGE welcome you home. Step into the unit and the layout immediately feels open and easy. A tiled entry with a coat closet leads to beautiful LVP flooring that carries through the main living space, where the kitchen, dining area, and living room come together naturally. The kitchen is finished with GRANITE COUNTERTOPS, subway tile backsplash, stainless steel appliances, and rich dark cabinetry. A peninsula adds prep space and keeps the kitchen connected to the room, perfect for pulling up a stool while dinner comes together. But the view is what changes the feeling of this home. FLOOR TO CEILING WINDOWS stretch across the living and dining area, filling the space with natural light and framing the downtown skyline as part of your everyday backdrop. Step onto the SOUTH FACING BALCONY with your morning coffee, settle in with a book, or watch the light move across the towers as the day winds down. The bedrooms sit on opposite sides of the condo, giving each its own sense of privacy. The primary bedroom is generously sized with more FLOOR TO CEILING WINDOWS, a walk-through closet, and private 3-piece ensuite. Across the unit, the second bedroom sits beside a full 4-piece bathroom, creating a great setup for guests, roommates, or a dedicated home office. ...

3pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 8.83 Ft x 12.33 Ft
Dining room 14.42 Ft x 9.33 Ft
Kitchen 8.42 Ft x 8.75 Ft
Laundry room 8.83 Ft x 4.92 Ft
Living room 11.75 Ft x 11.33 Ft
Primary Bedroom 10.75 Ft x 14.42 Ft

Listing Presented By:



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