

# \$294,900 - 1304, 788 12 Avenue Sw, Calgary

MLS® #A2252390

**\$294,900**

1 Bedroom, 1.00 Bathroom, 665 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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 caf s, nightlife, dining, and the sought-after 17th Avenue shops. With superb walkability, transit access, and all of downtown at your fingertips, this property offers the ultimate blend of lifestyle, location, and luxury.

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252390          |
| Price          | \$294,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 665               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1304, 788 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0H1                |

**Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Elevator(s), Storage                               |
| Parking Spaces | 1                                                  |
| Parking        | Heated Garage, Parkade, Stall, Underground, Titled |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub, Storage                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                         |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 18                                                                                            |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 16                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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