

\$325,000 - 102, 788 12 Avenue Sw, Calgary

MLS® #A2213496

\$325,000

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

BEST PRICE for CONDO 2 BEDS 1 BATH
767 sf | **TITLED UNDERGROUND PARKING |**
SEPARATE ENTRANCE from STREET | THIS
IS A LIVE and WORK UNIT | MAY RUN
BUSINESS / AIR BNB (Subject to Condo
Approval and City Approval). Stylish Urban
Living with Street-Level Access in the Heart of
Beltline. Experience the best of inner-city living
in this rare and versatile 2 bedrooms,
1-bathroom ground-floor condo located in the
highly sought-after Xenex on 12th building.
Step inside to an open-concept floor plan filled
with natural light from floor-to-ceiling windows.
The modern kitchen is equipped with stainless
steel appliances and ample cabinetry – ideal
for cooking and entertaining. The unit comes
with a spacious primary bedroom features a
4-piece bathroom, plus a good size interior
bedroom. Enjoy the convenience of in-suite
laundry, underground titled parking, and a
separate storage locker.
With a Walk Score of 99, you're just steps from
cafes, restaurants, shops, Safeway, parks,
transit, and everything downtown Calgary has
to offer. Whether you're a professional,
investor, or entrepreneur, this unit delivers
unmatched flexibility and style in one of the
city's most vibrant communities. Strong
Reserved Funds and Very Well-Managed
Building. Don't miss the opportunity to own
this exceptional property in one of the best
community in Calgary downtown. This unit has
a separate entrance from street with its own
balcony providing extra privacy and



convenience. Listing Price under City Calgary assessment, call your favorite agent and book the showing !

Built in 2008

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2213496 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 767 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 102, 788 12 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0H1 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Hot Water |

| | |
|--------------|-------------|
| Cooling | Central Air |
| # of Stories | 18 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Construction | Concrete, Stone |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 87 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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