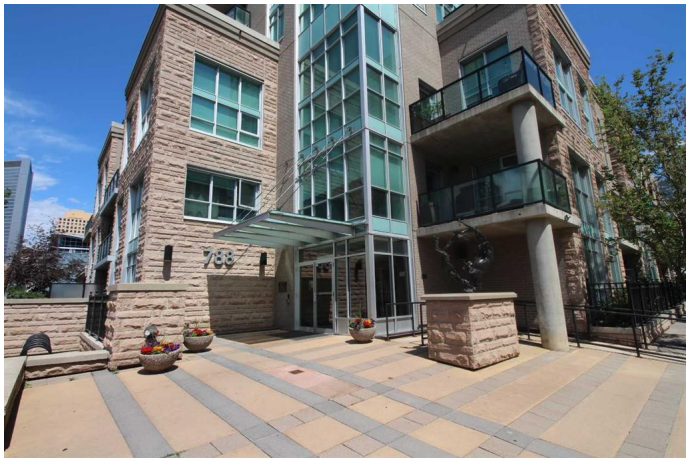
$474,900 - 706, 788 12 Avenue Sw, Calgary

MLS® #A2241744

$474,900
2 Bedroom, 2.00 Bathroom, 1,081 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta



Open House August 3rd Sunday 2-4pm. Live in the heart of Calgaryâ€™s vibrant Beltline in this beautifully upgraded 2-bedroom + den, 2-bath NW corner condo with unmatched 270Â° mountain and city views! With over $30K in recent upgrades and 1081 sq. ft. of elegant living space, this home perfectly blends style, function, and location. Step into a bright, open layout featuring floor-to-ceiling windows in nearly every room, filling the space with natural light and spectacular sunsets. The dedicated office/den with French doors makes working from home a dream. Enjoy 9-ft ceilings, white oak laminate floors (2021), and central A/C for year-round comfort. The gourmet kitchen is a chefâ€™s delight, boasting granite countertops, two-tone cabinetry, stainless steel appliances, a beverage center, and a brand-new microwave. The spacious dining area flows effortlessly to your private balcony with unbeatable views. The large living room offers ample wall space for a full entertainment setup. Your king-sized primary suite is a true retreat with panoramic corner windows, a walk-in closet with custom organizers, and a luxurious 4-pc ensuite with heated tile floors (2021). The second bedroom offers great privacy, perfect for guests or roommates, with another full 4-pc bathroom featuring heated floors and updated cabinetry. Additional features include a large in-suite laundry/storage room with shelving, titled underground parking, assigned storage with shelving, concierge service, on-site caretaker,

guest parking, and even a car wash bay! This well-managed concrete building has a healthy reserve fund and unbeatable walkability â€“ steps to top restaurants, shops, fitness studios, and just minutes to downtown and the C-Train. Donâ€™t miss this opportunity to own in one of Calgaryâ€™s most desirable inner-city locations. Luxury, convenience, and lifestyle await you at Xenex on 12th!

Built in 2009

Essential Information

MLS® #	A2241744
Price	$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	706, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground, Titled
# of Garages	1

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s), Elevator
Appliances	Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	10
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Estate Professionals Inc.

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