\$319,000 - 1204, 788 12 Avenue Sw, Calgary

MLS® #A2221371

\$319,000

1 Bedroom, 1.00 Bathroom, 675 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live where the action is â€" right in the heart of Calgary's Beltline!

This bright and stylish 1-bedroom condo at Xenex on 12th puts you steps from Safeway, coffee shops, 17th Ave, and downtown vibes. Big windows and 9-foot ceilings make the space feel open and full of light. You'II love the modern kitchen with granite counters and stainless steel appliances, plus in-floor heating in the bathroom â€" a small luxury you'll appreciate in winter.

There's also a built-in desk for working from home, in-suite laundry with extra storage, and your own west-facing balcony â€" perfect for catching sunset views. Stay cool with A/C in the summer, and enjoy peace of mind with titled underground parking (large stall), a storage locker, and even a car wash bay in the parkade.

Everything you need is within walking distance â€" groceries, C-Train, gyms, parks, and your favourite local spots.

who wants to be close to the core but still have space to breathe. This is easy living in one of Calgary's best downtown buildings.

Great for a first-time buyer, investor, or anyone







Built in 2009

Essential Information

MLS® # A2221371 Price \$319,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 675

Acres 0.00

Year Built 2009

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 1204, 788 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta

Postal Code T2R 0H1

Amenities

Amenities Bicycle Storage, Secured Parking

Parking Spaces 1

Parking Underground

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard, Natural Gas

Cooling Central Air

of Stories 18

Exterior

Exterior Features Balcony, Playground Construction Brick, Concrete, Stone

Additional Information

Date Listed May 14th, 2025

Days on Market 41
Zoning DC

Listing Details

Listing Office eXp Realty

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