

\$389,900 - 402, 788 12 Avenue Sw, Calgary

MLS® #A2136627

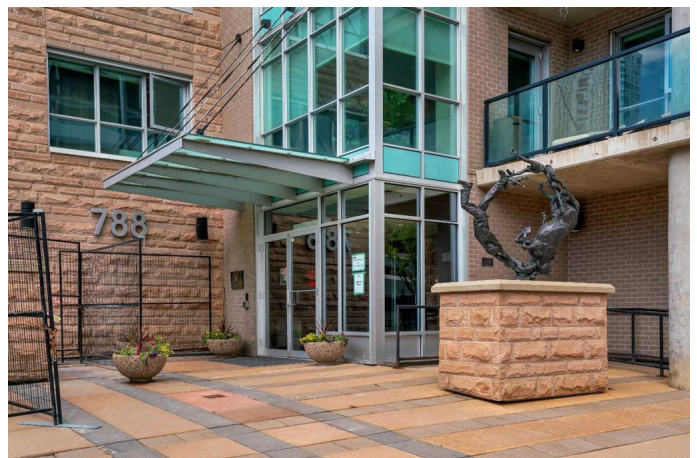
\$389,900

2 Bedroom, 2.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

10/10 TENANTS WOULD LOVE TO STAY IF POSSIBLE AND WILL RESIGN 2 YEAR LEASE...Welcome to the Xenex on 12th. Perfectly situated in the vibrant heart of downtown Calgary, this expansive 2-bedroom, 2-bathroom condo offers an abundance of bright living space, a massive patio, and titled parking. Boasting high 9' ceilings and a dramatic floor-to-ceiling wall of windows, the space is bathed in natural light from its west-facing exposure, providing stunning views of downtown. The contemporary kitchen is adorned with rich tones, complemented by a sleek white tiled backsplash, stainless steel appliances, and luxurious granite countertops. It includes a dining area and a bar area complete with a wine cooler. The large living room opens to the balcony, offering almost 100 sq ft of outdoor space perfect for relaxation or entertaining. The primary bedroom features dual walk-thru closets leading to the 3-pc ensuite, while both bedrooms showcase large windows with breathtaking views of the balcony and the city skyline. The condo is equipped with air conditioning for the warm summer months and heated floors in both bathrooms for Calgary's chilly winters. Additional amenities include in-suite laundry, an assigned storage locker, an on-site caretaker, and a titled underground heated parking stall. This meticulously managed complex is conveniently located near public transit, shops, and restaurants, providing easy access to downtown and major



thoroughfares. Enjoy the perfect blend of luxury and convenience at the Xenex on 12th.

Built in 2009

Essential Information

MLS® #	A2136627
Price	\$389,900
Sold Price	\$382,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	811
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	402, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

Amenities

Amenities	Car Wash, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Bar, Breakfast Bar, Granite Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, In Floor, Natural Gas
Cooling	Central Air

of Stories 18

Exterior

Exterior Features Balcony

Construction Brick, Concrete, Stucco

Additional Information

Date Listed May 30th, 2024

Date Sold June 27th, 2024

Days on Market 28

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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