

\$485,000 - 1606, 788 12 Avenue Sw, Calgary

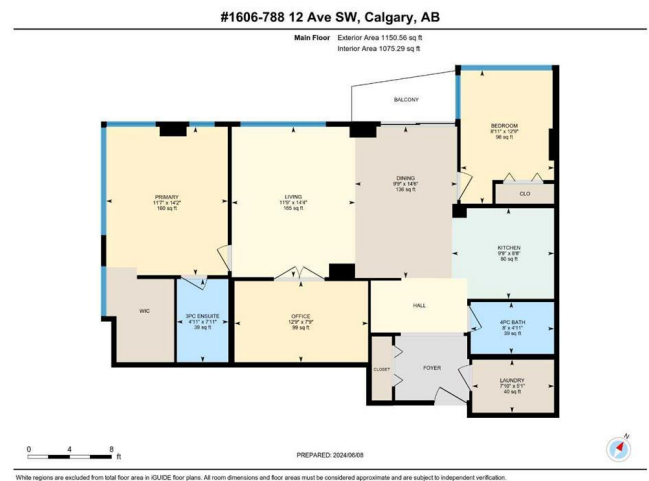
MLS® #A2139916

\$485,000

2 Bedroom, 2.00 Bathroom, 1,075 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover Suite 1606 at Xenex on 12th. A perfectly proportioned inner city home with captivating views of the Rocky Mountains across Calgary's downtown skyline. Here are five things we love about this condo (and we're sure you will too): 1. A SPACIOUS AND CONTEMPORARY FLOORPLAN: Featuring 1075 SqFt of refined and contemporary living space, 2 beds + den, 2 full baths and 9' ceilings; this is a full-size home! A tastefully updated kitchen is well appointed with stainless appliance package, granite counters, refinished cabinets with updated hardware, pendant + pot lighting and breakfast bar, while opening onto a generous-sized dining nook and built-in pantry designed by California Closets. The living room easily accommodates your furnishings and features floor-to-ceiling windows with all day natural light, while the private balcony becomes an extension of your living space in the warmer months. The bedrooms offer great separation, providing privacy for roommates or guests. Large in-suite storage/laundry and generous-sized foyer finish off this prime example of urban living. 2. AN EXCITING & CONVENIENT NEIGHBOURHOOD: Situated in the heart of the Beltline and just a few blocks to the famous Red Mile. Walk 5 minutes in any direction to explore some of Calgary's best shopping, restaurants and nightlife. Whether you are heading Downtown or to the mountains, commuting is a breeze with easy access to 14th Street, Crowchild and



Bow Trails + you are on the bike path. 3 THAT PRIMARY SUITE: Situated in the NW corner, the King-sized Primary suite is stunning with wrap-around floor-to-ceiling windows and unobstructed city and sunset views. The walk-in has been custom designed by California Closets, while the 3-piece ensuite is equipped with granite vanity and full tile surround shower. 4. WORK FROM HOME? Not a problem here! Uniquely designed with work from home in mind with not only a generous-sized home office/den, but also secondary work space off the kitchen. 5. AN AWARD-WINNING BUILDING: Xenex on 12th is a SAM award-winning condo building built by Bucci Development offering a range of one, two and three bedroom floorplans featuring gorgeous windows, underground titled parking and central AC. Residents enjoy an ideal Beltline location, daytime concierge, car wash bay and easy access to Downtown, Uptown and major arteries.

Built in 2009

Essential Information

MLS® #	A2139916
Price	\$485,000
Sold Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1606, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

Amenities

Amenities	Elevator(s), Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	None
Construction	Concrete, Glass, Stone

Additional Information

Date Listed	June 11th, 2024
Date Sold	July 11th, 2024
Days on Market	30
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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