

# \$218,000 - 1209, 788 12 Avenue Sw, Calgary

MLS® #A2175726

**\$218,000**

0 Bedroom, 1.00 Bathroom, 528 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

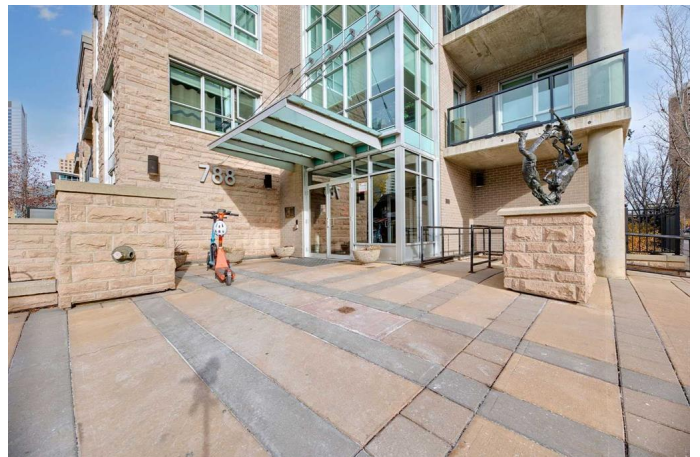
Welcome to the XENEX, located in the highly desirable BELTLINE community. This unit boasts stunning, UNOBSTRUCTED VIEWS of the downtown skyline. Enjoy watching the sunrise over the Calgary Tower year-round through your FLOOR-TO-CEILING windows or relax and enjoy a cup of coffee on your spacious balcony overlooking the downtown core. The generous living area features BRAND-NEW CARPETS, FRESH PAINT throughout, and modern lighting. The kitchen is equipped with STAINLESS STEEL appliances, built-in microwave, and ample storage. A BONUS BUILT IN DESK provides an ideal space for your home office and a four-piece bathroom with an in-suite laundry room complete this great space. The Xenex offers CONCIERGE services and is METICULOUSLY MAINTAINED year-round. With shops, restaurants, grocery stores, and the CTrain station all within walking distance, you'll enjoy the perfect URBAN LIFESTYLE. A TITLED HEATED UNDERGROUND PARKING stall and an ASSIGNED STORAGE LOCKER are included. WELCOME TO YOUR NEW CONDO!

Built in 2009

## Essential Information

MLS® # A2175726

Price \$218,000



Sold Price	\$220,250
Bathrooms	1.00
Full Baths	1
Square Footage	528
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

### **Community Information**

Address	1209, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

### **Amenities**

Amenities	Car Wash, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas, Boiler
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

### **Additional Information**

Date Listed	October 29th, 2024
Date Sold	November 6th, 2024
Days on Market	8
Zoning	DC (pre 1P2007)
HOA Fees	0.00

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.