

\$448,900 - 1702, 788 12 Avenue Sw, Calgary

MLS® #A2208883

\$448,900

2 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Amazing Unit with Stunning South-Facing Views!

Don't miss this bright and immaculate condo with A/C and tons of natural light! The kitchen features stainless steel appliances, granite countertops, and a flat eating bar, opening to a spacious living room with patio doors to your sunny balcony.

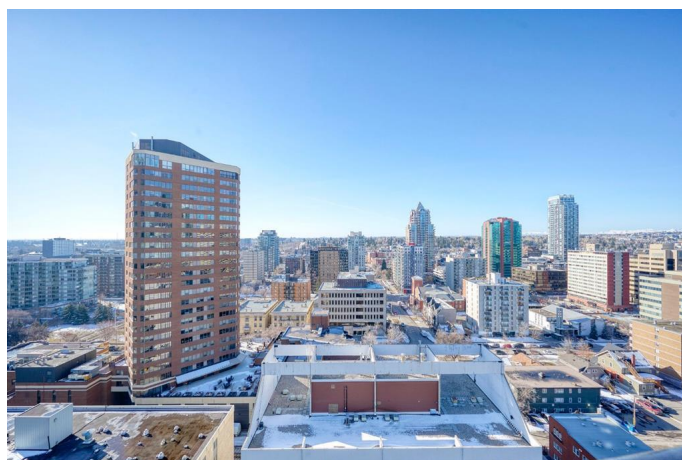
The smart split-bedroom layout offers great privacy. The primary bedroom includes a full ensuite, while the second bedroom is next to another full bath. There's also a den with built-in desk—perfect for a home office. Enjoy in-suite laundry, titled underground parking, and a storage locker. Located in the concrete-built Xenex by Bucci Developments, with concierge service, car wash bay, and visitor parking.

Walk to everything—downtown, 17th Ave, river paths, LRT, and all the cafés, shops, and restaurants you love!

Built in 2009

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2208883 |
| Price | \$448,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 804 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1702, 788 12 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0H1 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Washer/Dryer, Window Coverings |
| Heating | Baseboard |
| Cooling | Central Air |
| # of Stories | 18 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 16 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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