

# \$325,000 - 102, 788 12 Avenue Sw, Calgary

MLS® #A2213496

**\$325,000**

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**BEST PRICE for CONDO 2 BEDS 1 BATH**  
767 sf | TITLED UNDERGROUND PARKING |  
SEPARATE ENTRANCE from STREET | THIS  
IS A LIVE and WORK UNIT | MAY RUN  
BUSINESS / AIR BNB (Subject to Condo  
Approval and City Approval). Stylish Urban  
Living with Street-Level Access in the Heart of  
Beltline. Experience the best of inner-city living  
in this rare and versatile 2 bedrooms,  
1-bathroom ground-floor condo located in the  
highly sought-after Xenex on 12th building.  
Step inside to an open-concept floor plan filled  
with natural light from floor-to-ceiling windows.  
The modern kitchen is equipped with stainless  
steel appliances and ample cabinetry – ideal  
for cooking and entertaining. The unit comes  
with a spacious primary bedroom features a  
4-piece bathroom, plus a good size interior  
bedroom. Enjoy the convenience of in-suite  
laundry, underground titled parking, and a  
separate storage locker.  
With a Walk Score of 99, you're just steps from  
cafes, restaurants, shops, Safeway, parks,  
transit, and everything downtown Calgary has  
to offer. Whether you're a professional,  
investor, or entrepreneur, this unit delivers  
unmatched flexibility and style in one of the  
city's most vibrant communities. Strong  
Reserved Funds and Very Well-Managed  
Building. Don't miss the opportunity to own  
this exceptional property in one of the best  
community in Calgary downtown. This unit has  
a separate entrance from street with its own  
balcony providing extra privacy and



convenience. Listing Price under City Calgary assessment, call your favorite agent and book the showing !

Built in 2008

### **Essential Information**

MLS® #	A2213496
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	767
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	102, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

### **Amenities**

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water

Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Other
Construction	Concrete, Stone

### Additional Information

Date Listed	April 21st, 2025
Days on Market	25
Zoning	DC

### Listing Details

Listing Office	CIR Realty
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