

609, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2285349



**\$223,900**

**Division:** Beltline

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 469 sq.ft. **Age:** 2009 (17 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Stall, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 558

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Heating:** In Floor

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** See Remarks

**Inclusions:** n/a

Inner city living in a newer CONDO building at an AFFORDABLE price! Here is your chance to own a SLEEK and MODERN studio suite in desirable Xenex on 12th, an AWARD WINNING building. Access to everything — NO car needed! This well DESIGNED condo features an OPEN CONCEPT layout with a spacious kitchen complete with an eating bar and STAINLESS STEEL appliances. The large living room area opens to a BALCONY with VIEWS. There is also a DEN area with a built-in computer desk, perfect for working from home. Enjoy the convenience of INSUITE laundry and additional storage. Located just steps to grocery stores, shopping, dining, cafes, and only 6 blocks to the LRT. Exceptional value! (The parking stall for this unit is rented.)