



**GRASSROOTS**  
REALTY GROUP

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202, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2296870



**\$399,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 802
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** NA

Welcome to Xenex on 12th, where style, comfort, and an unbeatable Beltline location come together to define exceptional inner-city living. This spacious corner unit offers two bedrooms, two bathrooms, and a large patio, perfect for taking in the vibrant energy of downtown Calgary. 9-foot ceilings and dramatic floor-to-ceiling windows flood the home with natural light, creating a bright, open-concept living space that feels both expansive and inviting. A dedicated office nook adds flexibility for today's lifestyle, while the sleek kitchen impresses with granite countertops, contemporary cabinetry, stainless steel appliances, and a functional breakfast bar, ideal for everything from quick mornings to hosting friends. The thoughtfully designed layout places the bedrooms on opposite sides for maximum privacy. The primary retreat features a walk-through closet and a private three-piece ensuite with granite finishes. The second bedroom is equally impressive with full-height windows, making it perfect for guests, a roommate, or a stylish home office. Modern tones and clean lines carry throughout, giving the home a fresh, upscale feel. Additional highlights include in-suite laundry with storage room, central air conditioning, a titled heated underground parking stall, and a separate storage locker. Xenex on 12th is a well-managed, quiet concrete building offering concierge service (Monday to Friday) and visitor parking. Step outside and you are immersed in the very best of the Beltline, just moments to 17th Avenue, the downtown core, Safeway, top-rated cafes, restaurants, and everyday amenities. This is more than a condo, it is a lifestyle.