



1804, 788 12 Avenue SW
Calgary, Alberta

MLS # A2306957



\$1,149,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,902 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,386
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to an exceptional top-floor residence that redefines luxury living in the heart of Beltline. Spanning nearly 1,900 sq ft, this sophisticated condo offers an expansive, light-filled retreat high above the city—where privacy, comfort, and panoramic views come together seamlessly. Designed for the discerning buyer, the open-concept layout is both elegant and functional, featuring rich hardwood flooring and a seamless flow that’s ideal for entertaining or quiet evenings at home. Floor-to-ceiling windows frame the city skyline, filling the space with natural light and creating a truly elevated living experience. Each bedroom is a private sanctuary, complete with its own beautifully appointed ensuite. Heated floors in every bathroom add a layer of everyday indulgence, while thoughtful separation between spaces ensures both comfort and privacy. At the heart of the home, the chef-inspired kitchen is crafted for both form and function—featuring a built-in oven, gas cooktop, and generous workspace for hosting and culinary creativity. Step outside to your private balcony and take in uninterrupted, panoramic views—an inspiring backdrop for morning coffee, evening wine, or intimate gatherings under the city lights. Additional features include central air conditioning for year-round comfort, motorized window coverings for effortless ambiance control, two titled underground parking stalls, and dedicated storage. Perfectly positioned just steps from downtown, premier dining, boutique shopping, green spaces, and LRT access, this residence offers the ultimate in convenience without compromising on tranquility. A rare offering for those who value space, privacy, and elevated design—this is luxury city living at its finest.