



303, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2316560



**\$399,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 784
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to one of the most spacious and inviting condominium homes available today—where generous living areas, soaring ceilings, and dramatic floor-to-ceiling windows create an atmosphere rarely found in condo living. From the moment you enter, you’ll appreciate the incredible sense of space. The heart of this home is the expansive open-concept living and dining area, highlighted by impressive 10’-11’ ceilings and oversized windows that flood the home with natural light. Whether you’re entertaining guests, hosting family gatherings, or simply relaxing at home, this bright and airy living space offers the comfort and flexibility often associated with a detached home rather than a condominium. The thoughtfully designed kitchen is equally impressive, featuring premium finishes, abundant cabinetry and plenty of workspace for cooking and entertaining. The adjacent dining area easily accommodates larger furniture and gatherings, making everyday living effortless. Offering 2 bedrooms plus a versatile den, this home provides exceptional flexibility for today’s lifestyle. The den is ideal as a home office, reading room, hobby space, or guest area. The spacious primary suite is complemented by a beautifully appointed ensuite, while heated floors in both bathrooms add a touch of everyday luxury. Additional features include custom blackout blinds, central air conditioning, a dedicated laundry room with extra storage, titled underground parking, and a separate storage locker. Beyond the home itself, residents enjoy the benefits of a professionally managed building with concierge service, a healthy reserve fund, and a strong reputation for long-term financial stability—an increasingly important consideration for today’s condo buyers. If you’ve been searching for a

condominium that offers true living space, exceptional natural light, and outstanding value, this is a rare opportunity you won't want to miss.