



**GRASSROOTS**  
REALTY GROUP

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1508, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2335009



**\$285,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 647 sq.ft.                         | Age:   | 2009 (17 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                               |            |                 |
|-------------|-----------------------------------------------|------------|-----------------|
| Heating:    | See Remarks                                   | Water:     | -               |
| Floors:     | Carpet, Ceramic Tile, Hardwood                | Sewer:     | -               |
| Roof:       | -                                             | Condo Fee: | \$ 491          |
| Basement:   | -                                             | LLD:       | -               |
| Exterior:   | Concrete                                      | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                             | Utilities: | -               |
| Features:   | Granite Counters, Open Floorplan, See Remarks |            |                 |

**Inclusions:** All furniture

Welcome to the Xenex, a well maintained building in the heart of the Beltline offering quick access for those who work downtown, plus, all the shops and services of 17th Avenue nearby, and just steps from Safeway! The unit self is in pristine condition and ready for the next owners to enjoy. Freshly painted and updated, enter to a spacious foyer, leading past a convenient computer desk/den area, opening up to the sparkling kitchen with granite countertops and stainless steel appliances, plus spacious living area with direct access to the private balcony. The master bedroom has 2 sides of windows offering tremendous east and north views! Completing the suite is a newly renovated full bath and ensuite laundry. This fantastic unit also includes titled, underground parking, and, a secure storage locker. Don't miss out on this immaculate condo conveniently located on the downtown bike path route!