

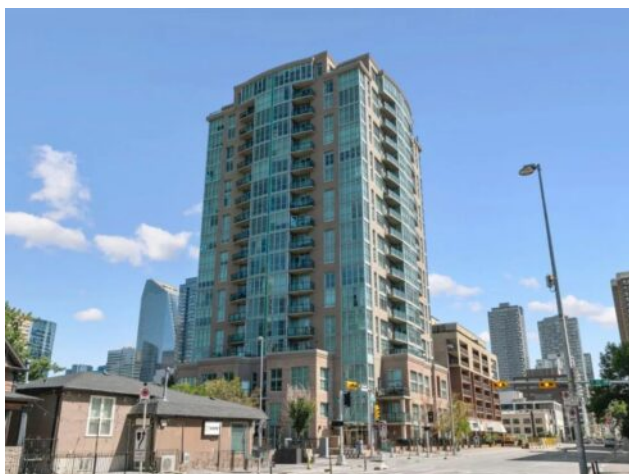


GRASSROOTS
REALTY GROUP

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1102, 788 12 Avenue SW
Calgary, Alberta

MLS # A2337238



\$344,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	804 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air
Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete, Stone, Stucco

Foundation: -

Features: Granite Counters, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 594

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Life on the 11th floor of Xenex starts with the city waking up outside your windows. Morning light pours through SOUTH FACING, FLOOR TO CEILING WINDOWS, downtown towers fill the view, and from up here, you feel connected to the energy of Calgary while still having a quiet place to come home to. Set in the HEART OF THE BELTLINE, this 2 bedroom, 2 bathroom condo puts coffee shops, restaurants, groceries, fitness studios, parks, and more all within easy reach. It is the kind of location where the car can stay parked and the city becomes part of your everyday routine. Inside the building, secure access and an ON-SITE CONCIERGE welcome you home. Step into the unit and the layout immediately feels open and easy. A tiled entry with a coat closet leads to beautiful LVP flooring that carries through the main living space, where the kitchen, dining area, and living room come together naturally. The kitchen is finished with GRANITE COUNTERTOPS, subway tile backsplash, stainless steel appliances, and rich dark cabinetry. A peninsula adds prep space and keeps the kitchen connected to the room, perfect for pulling up a stool while dinner comes together. But the view is what changes the feeling of this home. FLOOR TO CEILING WINDOWS stretch across the living and dining area, filling the space with natural light and framing the downtown skyline as part of your everyday backdrop. Step onto the SOUTH FACING BALCONY with your morning coffee, settle in with a book, or watch the light move across the towers as the day winds down. The bedrooms sit on opposite sides of the condo, giving each its own sense of privacy. The primary bedroom is generously sized with more FLOOR TO CEILING WINDOWS, a walk-through closet, and private 3-piece ensuite. Across the unit, the second bedroom sits beside a full 4-piece bathroom, creating a great setup for guests,

roommates, or a dedicated home office. IN-SUITE LAUNDRY and CENTRAL AIR CONDITIONING make everyday living comfortable, while a TITLED UNDERGROUND PARKING stall and separate STORAGE LOCKER add the practical space condo living often misses. Xenex also offers visitor parking, an on-site car wash, and the peace of mind that comes with a well-established concrete building. Living here is about having Calgary at your doorstep, then coming home and rising above it all. Walk to work, grab dinner around the corner, spend the afternoon exploring the Beltline, then head upstairs and watch the skyline glow from your own living room. Bright, connected, and incredibly easy to live in, this is inner-city living with a view worth coming home to. Book your showing and come experience the 11th floor for yourself! *Some photos are virtually staged*