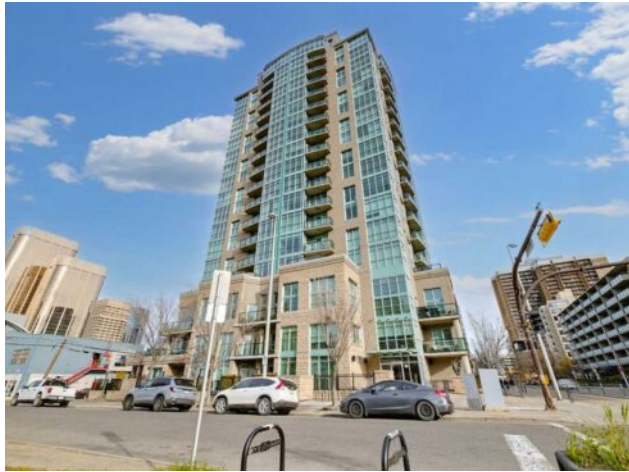


1209, 788 12 Avenue SW
Calgary, Alberta

MLS # A2175726



\$218,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Loft/Bachelor/Studio		
Size:	528 sq.ft.	Age:	2009 (15 yrs old)
Beds:	-	Baths:	1
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 345

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: n/a

Welcome to the XENEX, located in the highly desirable BELTLINE community. This unit boasts stunning, UNOBSTRUCTED VIEWS of the downtown skyline. Enjoy watching the sunrise over the Calgary Tower year-round through your FLOOR-TO-CEILING windows or relax and enjoy a cup of coffee on your spacious balcony overlooking the downtown core. The generous living area features BRAND-NEW CARPETS, FRESH PAINT throughout, and modern lighting. The kitchen is equipped with STAINLESS STEEL appliances, built-in microwave, and ample storage. A BONUS BUILT IN DESK provides an ideal space for your home office and a four-piece bathroom with an in-suite laundry room complete this great space. The Xenex offers CONCIERGE services and is METICULOUSLY MAINTAINED year-round. With shops, restaurants, grocery stores, and the CTrain station all within walking distance, you'll enjoy the perfect URBAN LIFESTYLE. A TITLED HEATED UNDERGROUND PARKING stall and an ASSIGNED STORAGE LOCKER are included. WELCOME TO YOUR NEW CONDO!