

\$325,000 - 102, 788 12 Avenue Sw, Calgary

MLS® #A2213496

\$325,000

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

BEST PRICE for CONDO 2 BEDS 1 BATH
767 sf | **TITLED UNDERGROUND PARKING |**
SEPARATE ENTRANCE from STREET | THIS
IS A LIVE and WORK UNIT | MAY RUN
BUSINESS / AIR BNB (Subject to Condo
Approval and City Approval). Stylish Urban
Living with Street-Level Access in the Heart of
Beltline. Experience the best of inner-city living
in this rare and versatile 2 bedrooms,
1-bathroom ground-floor condo located in the
highly sought-after Xenex on 12th building.
Step inside to an open-concept floor plan filled
with natural light from floor-to-ceiling windows.
The modern kitchen is equipped with stainless
steel appliances and ample cabinetry – ideal
for cooking and entertaining. The unit comes
with a spacious primary bedroom features a
4-piece bathroom, plus a good size interior
bedroom. Enjoy the convenience of in-suite
laundry, underground titled parking, and a
separate storage locker.
With a Walk Score of 99, you're just steps from
cafes, restaurants, shops, Safeway, parks,
transit, and everything downtown Calgary has
to offer. Whether you're a professional,
investor, or entrepreneur, this unit delivers
unmatched flexibility and style in one of the
city's most vibrant communities. Strong
Reserved Funds and Very Well-Managed
Building. Don't miss the opportunity to own
this exceptional property in one of the best
community in Calgary downtown. This unit has
a separate entrance from street with its own
balcony providing extra privacy and



convenience. Listing Price under City Calgary assessment, call your favorite agent and book the showing !

Built in 2008

Essential Information

MLS® #	A2213496
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	767
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	102, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Secured

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water

Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Other
Construction	Concrete, Stone

Additional Information

Date Listed	April 21st, 2025
Days on Market	85
Zoning	DC

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.