

# \$325,000 - 1405, 788 12 Avenue Sw, Calgary

MLS® #A2210608

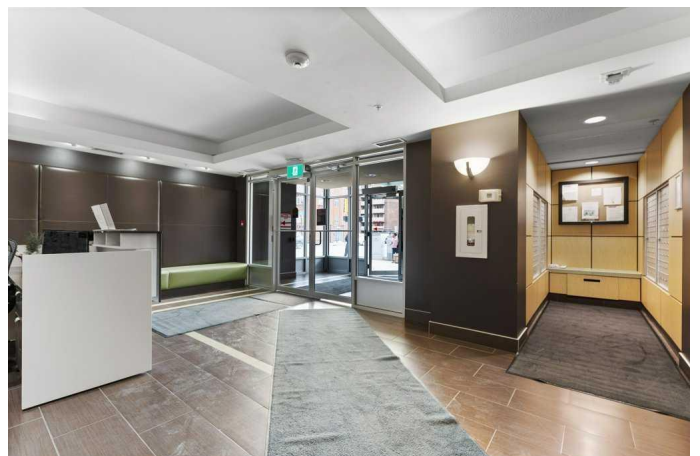
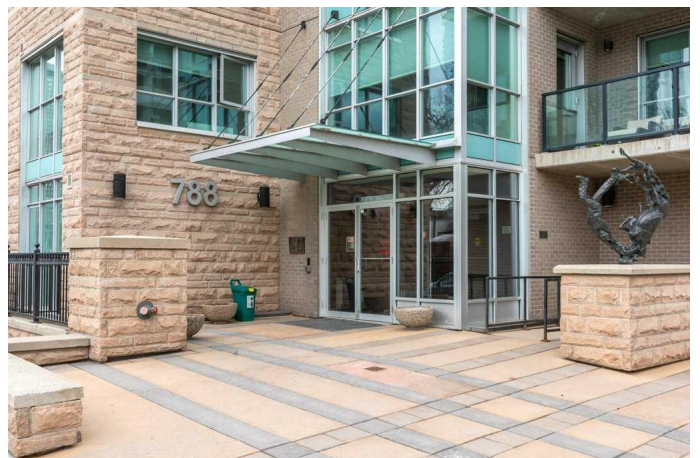
**\$325,000**

1 Bedroom, 1.00 Bathroom, 661 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your new home in the heart of Calgary's vibrant Beltline community. This bright and spacious one bedroom, one bathroom apartment offers a modern open concept layout with floor to ceiling windows that fill the space with natural light. The west facing balcony is the perfect place to unwind, offering beautiful sunsets and even mountain views on clear days. Inside, you'll find a stylish kitchen with granite countertops and a brand new microwave. Updated light fixtures add a fresh, contemporary touch throughout. The large bedroom provides plenty of space and comfort, and the in-suite washer and dryer make everyday living easy. There's also a dedicated storage cage included, and underground titled parking keeps your vehicle secure year round. Located in the sought after Xenex on 12th building, this home places you steps away from everything you need. Enjoy morning coffee from local caf  s, pick up groceries just around the corner at Safeway, or explore some of Calgary's best restaurants, boutiques, and nightlife, all within walking distance. Central Memorial Park offers a green escape nearby, and the CTrain ensures a quick and easy commute. With its excellent location, smart layout, and strong rental history, this apartment is a fantastic option for first time buyers or investors looking for reliable income potential. Don't miss the opportunity to make this Beltline gem your own.



Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210608          |
| Price          | \$325,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 661               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1405, 788 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0H1                |

## Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                               |
| Parking        | Parkade, Titled, Underground, Guest                             |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Storage             |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| # of Stories      | 18                                                                                                     |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Concrete

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market        29  
Zoning                  DC

**Listing Details**

Listing Office           CIR Realty

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