



THE
A-TEAM

**RE/MAX
FIRST**

788 12 Avenue #609, Calgary t2r 0h1

MLS® #: **A2116645**

Area: **Beltline**

Listing Date: **03/25/24**

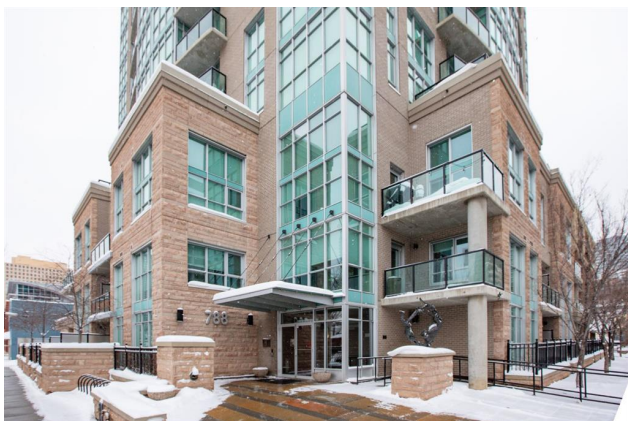
List Price: **\$234,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **16,952 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **468**
Low Sqft:
Ttl Sqft: **468**

DOM

55

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **None, Unassigned**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **In Floor, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete, Stucco**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Range Hood, Washer, Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`6" x 12`7"
Bedroom	Main	5`4" x 6`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`6" x 9`4"
4pc Bathroom	Main	9`1" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$388

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC (pre 1P2007)**

Legal Desc:

0910813

Remarks

Pub Rmks:

Inner city living in a newer Condo building at an affordable price! Here is your chance to own a SLEEK and MODERN *studio suite* in desirable Xenex on 12th, an AWARD winning building. Access to everything, No car needed! This well DESIGNED condo feature an Open concept. Spacious kitchen with the eating bar and STAINLESS Steel appliances. Large living room area with a BALCONY with VIEWS. There is a den area with a built-in computer desk. INSUITE laundry and additional storage. Steps to grocery store, shopping, dining, cafes and only 6 blocks to LRT! Exceptional value.

Inclusions:

n/a

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



