



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**788 12 Avenue #905, Calgary T2R 0H1**

MLS®#: **A2153215**

Area: **Beltline**

Listing Date: **07/31/24**

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **663**  
Low Sqft:  
Ttl Sqft: **663**

DOM

**49**  
Layout  
Beds: **1 (1)**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz: **1**

Access:

Lot Feat:  
Park Feat: **Parkade**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`8" x 5`0"	Walk-In Closet	Main	4`2" x 4`5"
Kitchen With Eating Area	Main	10`7" x 8`2"	Laundry	Main	7`10" x 6`1"
4pc Bathroom	Main	4`11" x 7`10"	Dining Room	Main	12`7" x 9`8"
Office	Main	4`11" x 5`0"	Bedroom - Primary	Main	11`6" x 11`0"
Living Room	Main	15`3" x 9`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$470**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc: **0910813**

Remarks

Pub Rmks: **Rare opportunity to enjoy a luxurious lifestyle in this amenity rich complex featuring concierge service, a car wash bay, ample visitor parking and breathtaking views. Welcome to Xenex on 12th, a well maintained, building that is conveniently located in the established and amenity-rich, action packed community of Beltline, Calgary's fashionable Design District, next to trendy restaurants, boutique shops and the uptown night-life. Welcome to this well laid out one bedroom, one bath and a media/den space unit, in this sought after neighborhood. The well designed kitchen is complete with upgraded 2" thick granite countertops, European style cabinetry and a large eating bar with shimmering stainless appliances. The functional living room is perfect for entertaining and hosting board game nights with your friends and family. The spacious deck features breathtaking views of the downtown lights that must be seen to be appreciated. The well sized bedroom is bright with large windows and well sized closet. This unit features the convenience of an underground titled heated parking stall. Enjoy a vibrant and convenient location situated in the heart of the Beltline and blocks away from amenity rich 17th ave. Walk minutes in any direction to explore some of Calgary's best shopping, restaurants and entertainment. Whether you are heading Downtown or to the mountains, commuting is quick with easy access to 14th Street, Crowchild and Bow Trail. Enjoy a vibrant inner city Lifestyle in Xenex on 12th in this contemporary, ultra modern and industrial designed unit perfect for the urban dweller. Don't miss this opportunity to add to your investment portfolio, call for your favorite realtor today!**

Inclusions: **N/A**

Property Listed By: **Power Properties**

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