



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**788 12 Avenue #1205, Calgary T2R 0H1**

MLS® #: **A2159655**

Area: **Beltline**

Listing Date: **08/21/24**

List Price: **\$369,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **682**  
Low Sqft:  
Ttl Sqft: **682**

DOM

**28**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:  
Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Boiler,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 10`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 7`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 10`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$470**

Title: **Fee Simple**  
Fee Freq:

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

**Monthly**

Legal Desc: **0910813**

Remarks

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Pub Rmks: **Welcome to the Desirable Xenex Building !! Awesome location close to restaurants, coffee shops, shopping and downtown. This Bright west facing unit on the 12th floor features; High ceilings, open floor plan with granite counters, stainless steel appliances, titled underground parking stall, large west facing balcony, In suite laundry, large bedroom and its flooded with sunlight all day. Building features Concierge, Carwash, Visitor Parking... Come see this unit. Great for Investors or First time buyers.**

Inclusions: **n/a**

Property Listed By: **Boutique Properties Inc.**

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