



THE
A-TEAM

**RE/MAX
FIRST**

788 12 Avenue #603, Calgary T2R 0H1

MLS®#: **A2181043**

Area: **Beltline**

Listing Date: **11/26/24**

List Price: **\$450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,078**
Low Sqft:
Ttl Sqft: **1,078**

Stall, Titled, Underground

DOM

25

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **Balcony, Other, Storage**

Construction: **Concrete, Glass, Mixed, Stone**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, Laminate Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`7" x 14`2"	Walk-In Closet	Main	8`0" x 5`2"
3pc Ensuite bath	Main	4`10" x 7`11"	Office	Main	7`10" x 12`9"
Living Room	Main	14`3" x 11`7"	Dining Room	Main	9`8" x 14`4"
Bedroom	Main	8`11" x 10`2"	Balcony	Main	9`9" x 4`9"
Kitchen	Main	10`5" x 8`9"	Nook	Main	9`3" x 4`11"
Entrance	Main	6`7" x 6`11"	4pc Bathroom	Main	7`11" x 4`11"
Laundry	Main	7`11" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$763

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0910813**

Remarks

Pub Rmks: **Welcome to the exquisite Xenex on 12th, where luxury seamlessly meets convenience in Calgary's vibrant Beltline. This stunning high-rise apartment offers a sophisticated urban lifestyle with newly painted interiors and updated flooring. Featuring two spacious bedrooms, a den, and two full bathrooms, the open-concept design is flooded with natural light through floor-to-ceiling windows. The gourmet kitchen is a chef's delight, boasting stainless steel appliances, sleek granite countertops, and a chic breakfast bar. The master suite serves as a personal retreat with a walk-in closet and luxurious ensuite. Additional perks include titled underground parking, a separate storage locker, and central air conditioning. Just steps from downtown, shopping, and dining, this residence ensures a lifestyle where every amenity is at your fingertips. Please note, pet policies are subject to board approval. Don't miss the opportunity to own a piece of urban elegance—schedule your private showing today!**

Inclusions:
Property Listed By: **N/A**
Gravity Realty Group

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









