

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

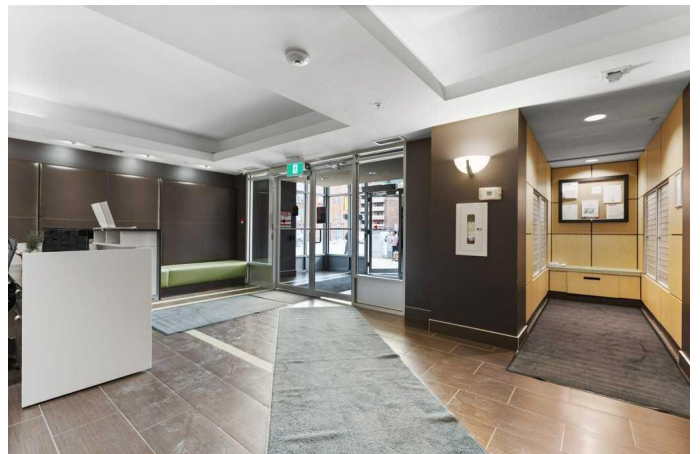
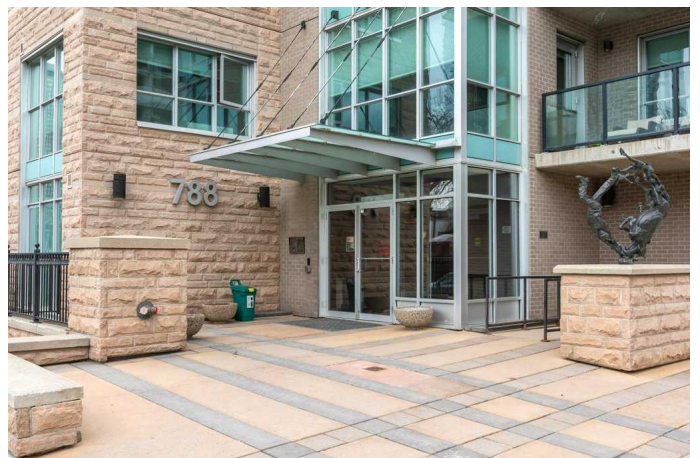
MLS® #A2210608

**\$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 cafés, 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      2

Zoning      DC

### **Listing Details**

Listing Office      CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.