

**609, 788 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2237345**



**\$229,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 469 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                         |                   |                 |
|--------------------|-------------------------|-------------------|-----------------|
| <b>Heating:</b>    | In Floor                | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile    | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                       | <b>Condo Fee:</b> | \$ 350          |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stucco | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                       | <b>Utilities:</b> | -               |
| <b>Features:</b>   | See Remarks             |                   |                 |

**Inclusions:** n/a

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. (There is no parking stall for this unit)