\$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'II 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.







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 22

Zoning DC

Listing Details

Listing Office CIR Realty

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