

# \$448,900 - 1702, 788 12 Avenue Sw, Calgary

MLS® #A2208883

**\$448,900**

2 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Amazing Unit with Stunning South-Facing Views!

Don't miss this bright and immaculate condo with A/C and tons of natural light! The kitchen features stainless steel appliances, granite countertops, and a flat eating bar, opening to a spacious living room with patio doors to your sunny balcony.

The smart split-bedroom layout offers great privacy. The primary bedroom includes a full ensuite, while the second bedroom is next to another full bath. There's also a den with built-in desk—perfect for a home office.

Enjoy in-suite laundry, titled underground parking, and a storage locker. Located in the concrete-built Xenex by Bucci Developments, with concierge service, car wash bay, and visitor parking.

Walk to everything—downtown, 17th Ave, river paths, LRT, and all the caf  s, shops, and restaurants you love!

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208883  |
| Price          | \$448,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 804       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2009              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1702, 788 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0H1                |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, Open Floorplan                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                    |
| Cooling           | Central Air                                                                  |
| # of Stories      | 18                                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 25              |
| Zoning         | DC              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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