

# \$229,000 - 609, 788 12 Avenue Sw, Calgary

MLS® #A2237345

**\$229,000**

1 Bedroom, 1.00 Bathroom, 469 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

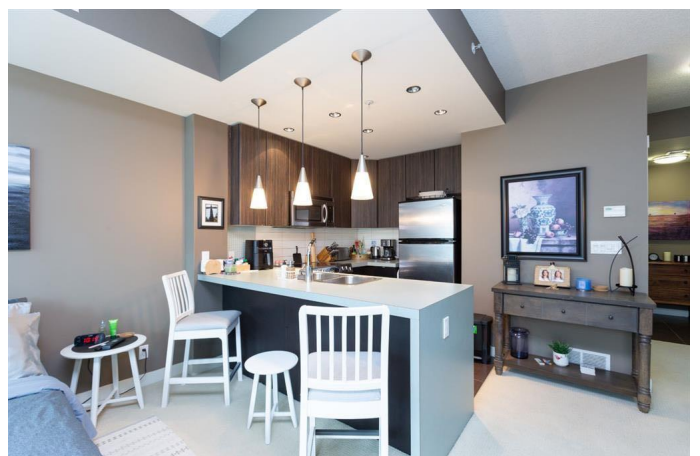
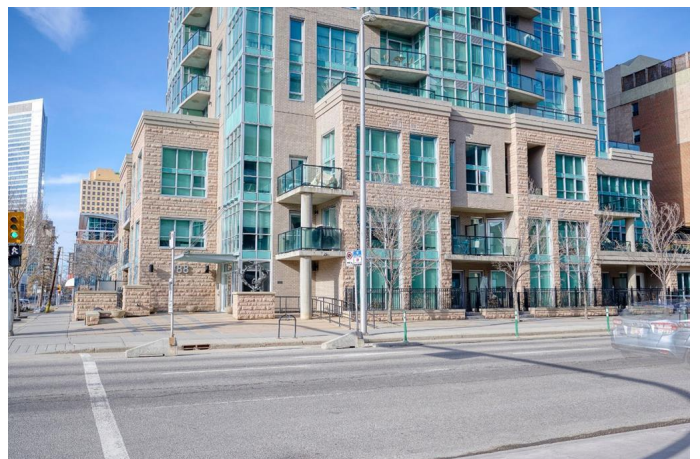
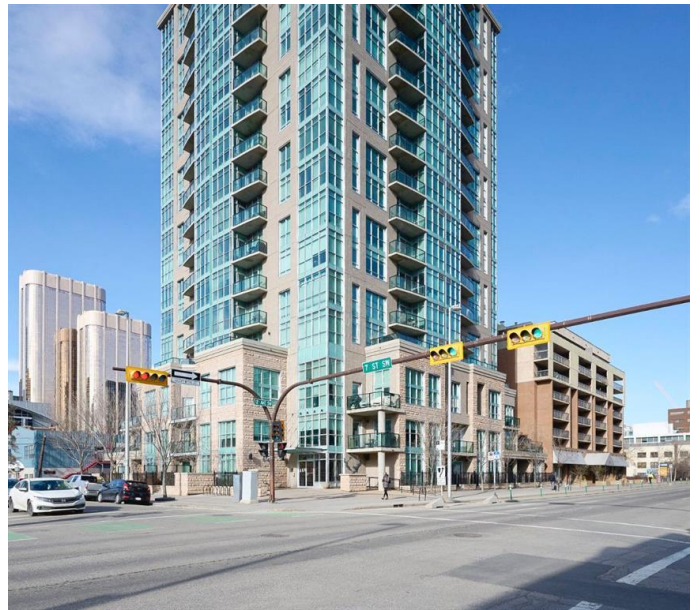
Inner city living in a newer Condo building at an affordable price! Here is your chance to own a SLEEK and MODERN \*studio suite\* in desirable Xenex on 12th, an AWARD winning building. Access to everything, No car needed! This well DESIGNED condo feature an Open concept. Spacious kitchen with the eating 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)

Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237345          |
| Price          | \$229,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 469               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 609, 788 12 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H1               |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Trash, Visitor Parking |
| Parking Spaces | 1                                   |
| Parking        | Stall                               |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | See Remarks                                                     |
| Appliances        | Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Range Hood |
| Heating           | In Floor                                                        |
| Cooling           | None                                                            |
| # of Stories      | 18                                                              |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 7th, 2025  |
| Days on Market | 73              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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