

# \$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.

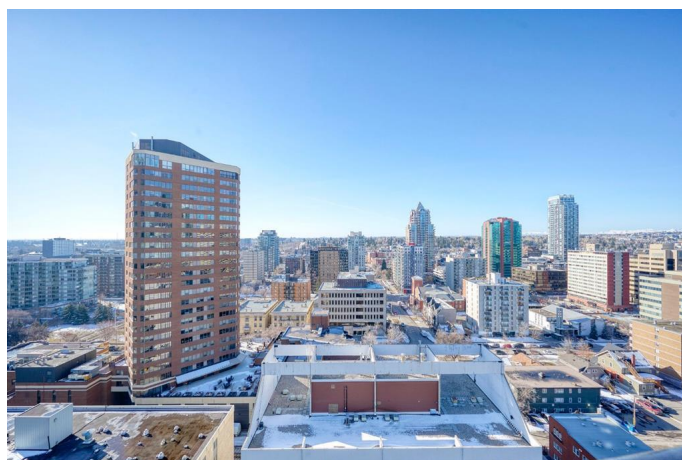
The smart split-bedroom layout offers great privacy. The primary bedroom includes a full ensuite, while the second bedroom is next to another full bath. There's also a den with built-in desk—perfect for a home office. Enjoy in-suite laundry, titled underground parking, and a storage locker. Located in 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	12
Zoning	DC

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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