701, 788 12 Avenue SW
Calgary, Alberta

MLS # A2221523

$299,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	612 sq.ft.
Age:	2009 (16 yrs old)
Beds:	1
Baths:	1
Garage:	Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 480
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stone	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: N/A

Welcome to the Xenex on 12th! Amazing location, close to shopping, dining, entertainment, as well as the trendy shops & restaurants of 17th Avenue. This contemporary floor plan is warm & inviting. It is tastefully decorated in modern colours and fixtures. This apartment features 9ft ceilings, granite countertops, stainless steel appliances, luxury vinyl plank hardwood flooring, tile flooring, floor-to-ceiling windows, and air conditioning! There is a good-sized bedroom, an open kitchen, a formal dining area, a spacious bright living room with patio doors leading to the covered balcony, a 4-piece bathroom, in-suite laundry with ample storage space, and an underground heated parking stall. This home exhibits sweeping views of downtown!! This concrete building is well maintained and secure with concierge service. There is also underground parking for your visitors and a car wash bay! A truly exceptional home! Move-In ready! Don't miss this opportunity to own this beautiful home!