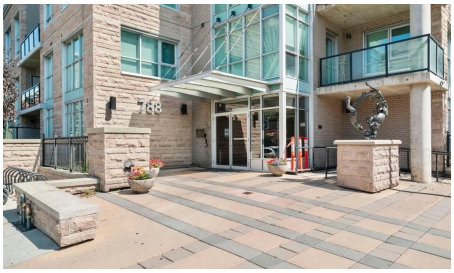
1102 788 12 Avenue SW

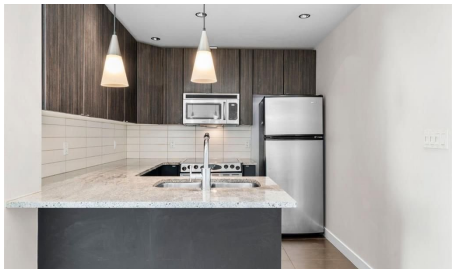
Calgary | Active | MLS® A2337238

$344,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2009**	**804.28 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Life on the 11th floor of Xenex starts with the city waking up outside your windows. Morning light pours through SOUTH FACING, FLOOR TO CEILING WINDOWS, downtown towers fill the view, and from up here, you feel connected to the energy of Calgary while still having a quiet place to come home to. Set in the HEART OF THE BELTLINE, this 2 bedroom, 2 bathroom condo puts coffee shops, restaurants, groceries, fitness studios, parks, and more all within easy reach. It is the kind of location where the car can stay parked and the city becomes part of your everyday routine. Inside the building, secure access and an ON-SITE CONCIERGE welcome you home. Step into the unit and the layout immediately feels open and easy. A tiled entry with a coat closet leads to beautiful LVP flooring that carries through the main living space, where the kitchen, dining area, and living room come together naturally. The kitchen is finished with GRANITE COUNTERTOPS, subway tile backsplash, stainless steel appliances, and rich dark cabinetry. A peninsula adds prep space and keeps the kitchen connected to the room, perfect for pulling up a stool while dinner comes together. But the view is what changes the feeling of this home. FLOOR TO CEILING WINDOWS stretch across the living and dining area, filling the space with natural light and framing the downtown skyline as part of your everyday backdrop. Step onto the SOUTH FACING BALCONY with your morning coffee, settle in with a book, or watch the light move across the towers as the day winds down. The bedrooms sit on opposite sides of the condo, giving each its own sense of privacy. The primary bedroom is generously sized with more FLOOR TO CEILING WINDOWS, a walk-through closet, and private 3-piece ensuite. Across the unit, the second bedroom sits beside a full 4-piece bathroom, creating a great setup for guests, roommates, or a dedicated home office. IN-SUITE LAUNDRY and CENTRAL AIR CONDITIONING make everyday living comfortable, while a TITLED UNDERGROUND PARKING stall and separate STORAGE LOCKER add the practical space condo living often misses. Xenex also offers visitor parking, an on-site car wash, and the peace of mind that comes with a well-established concrete building. Living here is about having Calgary at your doorstep, then coming home and rising above it all. Walk to work, grab dinner around the corner, spend the afternoon exploring the Beltline, then head upstairs and watch the skyline glow from your own living room. Bright, connected, and incredibly easy to live in, this is inner-city living with a view worth coming home to. Book your showing and come experience the 11th floor for yourself! *Some photos are virtually staged*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337238
Bedrooms	2
Bathrooms	2
Year Built	2009
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	804.28 sq. ft.
Condo Fee:	$594.17
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southwest
Unit Exposure:	South
Floor Location:	Other
Entry Level:	11
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0910813

Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Xenex on 12th
Community:	Beltline
Amenities:	Elevator(s), Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Bedroom · 12'4" × 8'10" ·
Main Floor	Dining Room · 14'5" × 9'4" ·
Main Floor	Kitchen · 8'9" × 8'5" ·

Main Floor	Laundry · 8'10" × 4'11" ·
Main Floor	Living Room · 11'9" × 11'4" ·
Main Floor	Bedroom - Primary · 14'5" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1102-788-12-avenue-sw-calgary-a2337238/

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