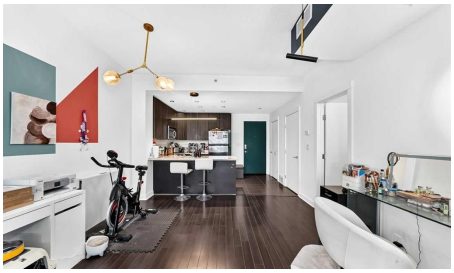
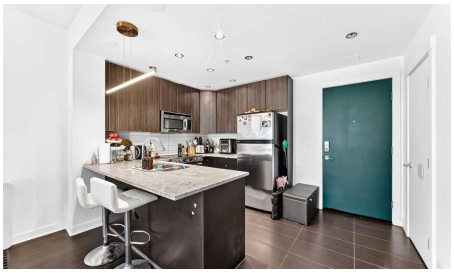
1504 788 12 Avenue SW

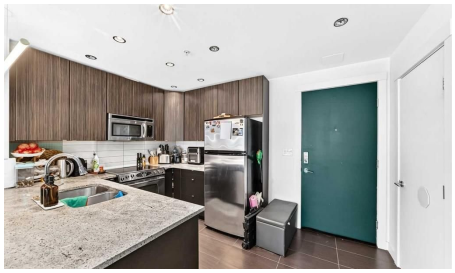
Calgary | Active | MLS® A2345088

$299,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**676 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

If you want inner-city living without squeezing into a tiny condo, this west-facing one-bedroom at Xenex is worth a look. At nearly 700 sq. ft., the floor plan gives you noticeably more room than many newer one-bedroom condos, with floor-to-ceiling windows bringing in plenty of natural light and opening up impressive views toward the mountains. The kitchen is finished with granite countertops, stainless steel appliances, subway tile backsplash, a double sink and breakfast bar, flowing into an open living and dining area with enough space to comfortably entertain or simply spread out. Step outside onto the private balcony for an evening drink, summer BBQ or a front-row seat to Calgary's western skies. The bedroom easily accommodates a king-sized bed, while the large in-suite laundry and storage room gives you valuable extra space for everything from pantry items to seasonal gear. Wood flooring and upgraded lighting add to the move-in-ready feel, and the home also comes with a titled underground parking stall and separate storage locker. Xenex is a concrete building in the heart of the Beltline, with the 12th Avenue bike lane right outside and Safeway just a block away. Downtown, 17th Avenue, restaurants, coffee shops, breweries, fitness studios, the Saddledome and Stampede Park are all within easy reach. For a buyer who wants the convenience of the Beltline without giving up space, parking, storage or a great view, this one checks a lot of boxes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345088
Bedrooms	1
Bathrooms	1
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:	676 sq. ft.

Condo Fee:	$499.86
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	1
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2009 (Age: 17)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0910813
Heating:	Forced Air
New Constr.:	No
Construction Material:	Concrete, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Parkade, 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:	Bicycle Storage, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Balcony · 7'11" × 4'1" ·
Main Floor	Entrance · 4'5" × 4' ·
Main Floor	Laundry · 8' × 6'4" ·
Main Floor	Kitchen · 9'4" × 7'9" ·
Main Floor	Dining Room · 12'8" × 10'3" ·
Main Floor	Living Room · 16' × 9'9" ·
Main Floor	Bedroom - Primary · 11'6" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters, Walk-In Closet(s)

Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1504-788-12-avenue-sw-calgary-a2345088/

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