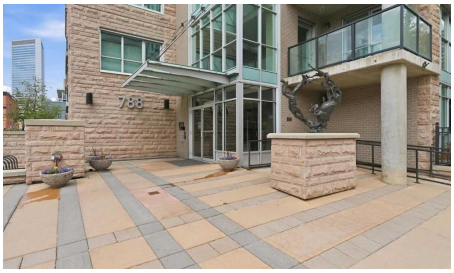
1509 788 12 Avenue SW

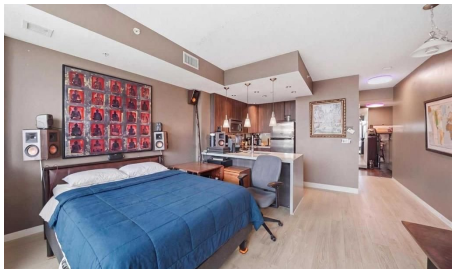
Calgary | Active | MLS® A2315835

$255,000









Bathrooms	Year Built	Living area
1	**2008**	**474 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Bright, stylish, and move-in ready, this studio unit in the Beltline features 9ft ceilings, quartz countertops, stainless steel appliances, luxury vinyl plank and tile flooring, floor-to-ceiling windows, and air conditioning! The unit is complete with open kitchen, a spacious bright living room/bedroom space with patio doors leading to the covered balcony, a 4-piece bathroom, in-suite laundry, and an underground heated parking stall.

Living at Xenex comes with an array of conveniences, including weekday concierge service, titled underground parking, a separate storage locker for seasonal items and sporting gear, visitor parking underground, and a resident car wash bay.

Situated in the heart of the Beltline, you're steps from transit, restaurants, cafés, grocery stores, nightlife, and nearby green spaces such as Central Memorial Park and Lougheed House. Whether you travel by car, bike, train, or on foot, this central location makes navigating the city effortless.

This is urban living with space, comfort, and convenience rarely found in one package - come see it for yourself.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2315835
Bathrooms	1
Year Built	2008
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-Loft/Bachelor/Studio
Total Living Area:	474 sq. ft.

Condo Fee:	$367.82
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	15
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2008 (Age: 18)
Bedrooms:	0 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
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
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	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), Other, Parking
Appliances:	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	none
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, See Remarks
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 14'7" × 11'1" ·
Main Floor	Kitchen · 14'7" × 10'3" ·
Main Floor	Den · 8'6" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	DC (pre 1P2007)
Listed Date:	May 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1509-788-12-avenue-sw-calgary-a2315835/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 06:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.