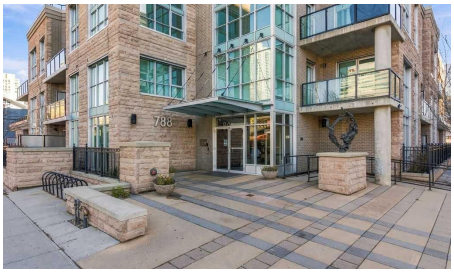
1601 788 12 Avenue SW

Calgary | Active | MLS® A2356530

$295,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**660 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Stunning city skyline views set the scene for this well-maintained, one-bedroom corner unit on the 16th floor. An expansive wall of windows fills the home with natural light, while your private balcony offers a front-row seat to the city below. The spacious layout features 9-foot ceilings, granite countertops, stainless steel appliances, and distinctive stone accents that add character throughout. A dedicated computer area provides a convenient workspace without taking over your living space, and in-suite laundry makes everyday life a little easier. Leave your car in the heated underground parking stall and enjoy easy access to downtown, the LRT, and the shops, cafés, and restaurants along 17th Avenue. A bright, inviting home with outstanding views and the convenience of inner-city living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356530
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:	660 sq. ft.
Condo Fee:	$490.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security Personnel, Snow Removal, Trash, Water
Front Exposure:	West

Unit Exposure:	East
Floor Location:	Other
Entry Level:	16
Stories Total:	19
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, Mixed
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall
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), Laundry, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	Window Coverings - all
Restrictions:	Non-Smoking Building, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Foyer · 6'8" × 5'9" ·
Main Floor	Living Room · 16'2" × 10'9" ·
Main Floor	Kitchen · 9' × 8'4" ·
Main Floor	Bedroom - Primary · 16'2" × 10'9" ·
Main Floor	Laundry · 6'8" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting
Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC

Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1601-788-12-avenue-sw-calgary-a2356530/

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

Data was last updated November 23, 2026 at 04:05 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.