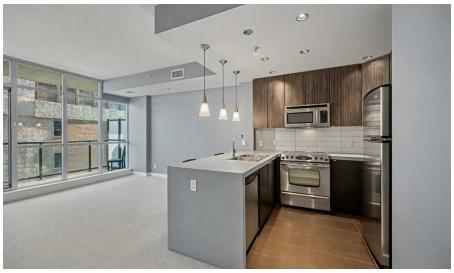
609 788 12 Avenue SW

Calgary | Active | MLS® A2353905

$200,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**468.55 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Inner city living in a newer CONDO building at an AFFORDABLE price! Here is your chance to own a SLEEK and MODERN studio suite in desirable Xenex on 12th, an AWARD WINNING building. Access to everything - NO car needed! This well DESIGNED condo features an OPEN CONCEPT layout with a spacious kitchen complete with an eating bar and STAINLESS STEEL appliances. The large living room area opens to a BALCONY with VIEWS. There is also a DEN area with a built-in computer desk, perfect for working from home. Enjoy the convenience of INSUITE laundry and additional storage. Located just steps to grocery stores, shopping, dining, cafes, and only 6 blocks to the LRT. Exceptional value!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353905
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:	468.55 sq. ft.
Condo Fee:	$388.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	East

Unit Exposure:	East
Floor Location:	Other
Entry Level:	6
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
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:	In Floor
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, 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), Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Den · 6'6" × 5'4" ·
Main Floor	Kitchen · 14'6" × 9'4" ·
Main Floor	Bedroom · 14'6" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
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:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/609-788-12-avenue-sw-calgary-a2353905/

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

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