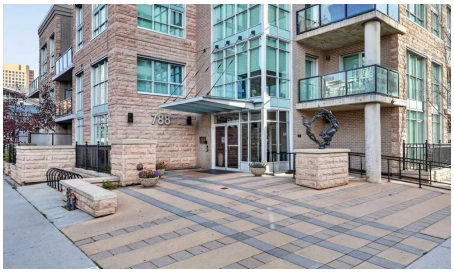
707 788 12 Avenue SW

Calgary | Active | MLS® A2350405

$319,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**802 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

** Please click on "Videos" for tour ** Stunning downtown views from this 2 bedroom, 2 bathroom condo high up on the 7th floor with no obstructions! Features include: over 800 sq ft, good-sized balcony with outdoor tiles, all new fresh paint, heated floors in both bathrooms, SS appliances, 9 ft ceilings, brand new laminate flooring, granite counters throughout, 1 titled parking space, 1 assigned storage locker, 2 good-sized bedrooms on opposite sides of the unit, 2 bathrooms, very reasonable condo fees ($594.17) includes all utilities except electricity/concierge service Monday through Friday 9:00am - 5:00pm/car wash, large laundry room with full-sized washer/dryer, ice-cold central air and much more! Location is outstanding - 1 block to grocery store/all amenities, transit/LRT close but not too close, walk to the Bow River and very easy access to all major routes! Vacant, clean and ready for new owners! Immediate possession!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350405
Bedrooms	2
Bathrooms	2
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-Single Level Unit
Total Living Area:	802 sq. ft.
Main Level Finished Area:	802 sq. ft.
Condo Fee:	$594.17

Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	7
Stories Total:	18
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2008 (Age: 18)
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, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone
Structure Type:	High Rise (5+ stories)

Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, 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:	Car Wash, Elevator(s), Service Elevator(s)
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator
Inclusions:	N/A
Restrictions:	Call Lister
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 15' × 11'1" ·
Main Floor	Kitchen · 9'3" × 8'8" ·
Main Floor	Bedroom - Primary · 10'8" × 10'5" ·
Main Floor	Bedroom · 10'5" × 8'7" ·
Main Floor	Nook · 7'8" × 5'3" ·
Main Floor	Laundry · 8'10" × 4'9" ·

Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, 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:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/707-788-12-avenue-sw-calgary-a2350405/

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

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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.