\$325,000 - 102, 788 12 Avenue Sw, Calgary

MLS® #A2265629

\$325,000

2 Bedroom, 1.00 Bathroom, 767 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

BEST PRICE for CONDO 2 BEDS 1 BATH 767 sf | TITLED UNDERGROUND PARKING | SEPARATE ENTRANCE from STREET | THIS IS A LIVE and WORK UNIT | . Stylish Urban Living with Street-Level Access in the Heart of Beltline. Experience the best of inner-city living in this rare and versatile 2 bedrooms. 1-bathroom ground-floor condo located in the highly sought-after Xenex on 12th building. Step inside to an open-concept floor plan filled with natural light from floor-to-ceiling windows. The modern kitchen is equipped with stainless steel appliances and ample cabinetry â€" ideal for cooking and entertaining. The unit comes with a spacious primary bedroom features a 4-piece bathroom, plus a good size interior bedroom. Enjoy the convenience of in-suite laundry, underground titled parking, and a separate storage locker.

With a Walk Score of 99, you're just steps from cafes, restaurants, shops, Safeway, parks, transit, and everything downtown Calgary has to offer. Whether you're a professional, investor, or entrepreneur, this unit delivers unmatched flexibility and style in one of the city's most vibrant communities. Strong Reserved Funds and Very Well-Managed Building. Don't miss the opportunity to own this exceptional property in one of the best community in Calgary downtown. This unit has a separate entrance from street with its own balcony providing extra privacy and convenience. Listing Price under City Calgary assessment, call your favorite agent and book







Built in 2008

Essential Information

MLS® # A2265629 Price \$325,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 767
Acres 0.00

Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 102, 788 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0H1

Amenities

Amenities Elevator(s), Parking, Storage

Parking Spaces 1

Parking Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Hot Water
Cooling Central Air

of Stories 18

Exterior

Exterior Features Other

Construction Concrete, Stone

Additional Information

Date Listed October 19th, 2025

Days on Market 16

Zoning DC (pre 1P2007)

Listing Details

Listing Office CIR Realty

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