

# \$474,900 - 706, 788 12 Avenue Sw, Calgary

MLS® #A2241744

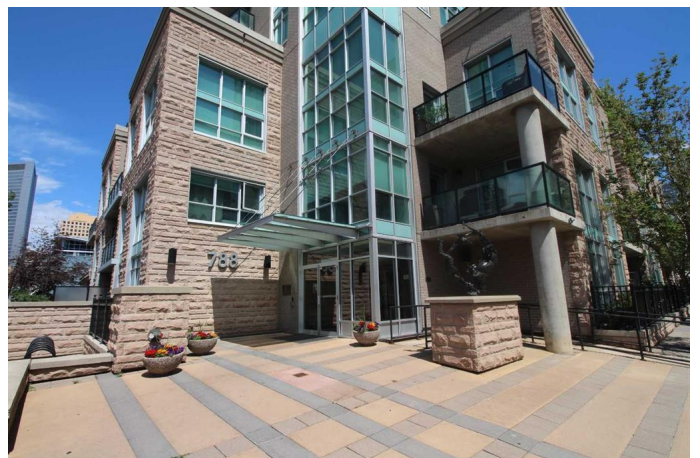
**\$474,900**

2 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live in the heart of Calgary's vibrant Beltline in this beautifully upgraded 2-bedroom + den, 2-bath NW corner condo with unmatched 270° mountain and city views! With over \$30K in recent upgrades and 1081 sq. ft. of elegant living space, this home perfectly blends style, function, and location. Step into a bright, open layout featuring floor-to-ceiling windows in nearly every room, filling the space with natural light and spectacular sunsets. The dedicated office/den with French doors makes working from home a dream. Enjoy 9-ft ceilings, white oak laminate floors (2021), and central A/C for year-round comfort. The gourmet kitchen is a chef's delight, boasting granite countertops, two-tone cabinetry, stainless steel appliances, a beverage center, and a brand-new microwave. The spacious dining area flows effortlessly to your private balcony with unbeatable views. The large living room offers ample wall space for a full entertainment setup. Your king-sized primary suite is a true retreat with panoramic corner windows, a walk-in closet with custom organizers, and a luxurious 4-pc ensuite with heated tile floors (2021). The second bedroom offers great privacy, perfect for guests or roommates, with another full 4-pc bathroom featuring heated floors and updated cabinetry. Additional features include a large in-suite laundry/storage room with shelving, titled underground parking, assigned storage with shelving, concierge service, on-site caretaker, guest parking, and even a car wash bay! This



well-managed concrete building has a healthy reserve fund and unbeatable walkability â€“ steps to top restaurants, shops, fitness studios, and just minutes to downtown and the C-Train. Donâ€™t miss this opportunity to own in one of Calgaryâ€™s most desirable inner-city locations. Luxury, convenience, and lifestyle await you at Xenex on 12th!

Built in 2009

### Essential Information

MLS® #	A2241744
Price	\$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	706, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s), Elevator
Appliances	Bar Fridge, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	18

## Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Estate Professionals Inc.
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