

# \$448,900 - 1702, 788 12 Avenue Sw, Calgary

MLS® #A2208883

**\$448,900**

2 Bedroom, 2.00 Bathroom, 804 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Amazing Unit with Stunning South-Facing Views!

Don't miss this bright and immaculate condo with A/C and tons of natural light! The kitchen features stainless steel appliances, granite countertops, and a flat eating bar, opening to a spacious living room with patio doors to your sunny balcony.

The smart split-bedroom layout offers great privacy. The primary bedroom includes a full ensuite, while the second bedroom is next to another full bath. There's also a den with built-in desk—perfect for a home office.

Enjoy in-suite laundry, titled underground parking, and a storage locker. Located in the concrete-built Xenex by Bucci Developments, with concierge service, car wash bay, and visitor parking.

Walk to everything—downtown, 17th Ave, river paths, LRT, and all the cafés, shops, and restaurants you love!

Built in 2009

## Essential Information

MLS® #	A2208883
Price	\$448,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	804
Acres	0.00



Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1702, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	3
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.