

303, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2289573



## \$399,900

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                    |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 1,071 sq.ft.                                | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 2                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 784

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stone

**Zoning:** DC (pre 1P2007)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** None

Looking for exceptional space and value in a luxury condo? This impressive 2-bedroom + den, 2-bathroom home offers a rare combination of generous square footage, upscale finishes, all within one of the best-managed buildings in the area. Inside, soaring 10' ceilings and an open-concept layout create an airy, spacious feel that immediately sets this home apart from typical condo living. The large kitchen is designed for both function and style, featuring premium finishes, extensive storage, and a walk-in pantry that's rarely found in condo living. The oversized living and dining areas provide flexibility for entertaining, working from home, or simply enjoying everyday comfort. The den adds valuable extra space for a home office, reading area, or guest room. Heated bathroom floors, custom blackout blinds, in-suite laundry with added storage, and central A/C with individual controls all contribute to the home's comfort and convenience. Enjoy quiet mornings or evening sunsets from your private balcony, plus the added benefits of titled underground parking, a separate storage unit, and weekday concierge service. With a strong reserve fund, excellent building management, and increasing importance being placed on financially healthy condo corporations, this property offers not only an outstanding lifestyle but also long-term peace of mind for buyers. A rare opportunity to own a spacious, upscale condo that delivers outstanding value in today's market.