



**GRASSROOTS**  
REALTY GROUP

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**1402, 1118 12 Avenue SW  
Calgary, Alberta**

**MLS # A2250475**



**\$399,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Other, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 671
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers		

**Inclusions:** Murphy bed, window coverings

Welcome to Nova! This stunning 2 bedroom, 2 bathroom end-unit condo on the 14th floor is the perfect blend of modern design, comfort, and convenience—all in the heart of Calgary's vibrant Beltline. Step inside to soaring floor-to-ceiling windows that flood the space with natural light and showcase breathtaking west-facing views of downtown. The open-concept layout features brand-new LVP flooring and a spacious living area that feels both stylish and cozy. The kitchen is a dream for any inner chef or entertainer—complete with a gas cooktop, built-in oven, a massive island with seating, coffee bar, and plenty of cabinet storage. From there, step out to your private balcony with room for a BBQ and patio set, where you can soak in Calgary's sunsets over the skyline. The bright primary suite offers a walk-through closet and a sleek 4-piece ensuite. The second bedroom doubles perfectly as a home office or guest room. A full laundry/storage room makes condo living effortless. The Nova Tower is a secure, highly sought-after building offering 24-hour concierge service, a fully equipped fitness centre with steam rooms, a residents' lounge, party room, and a serene courtyard. This home also includes a titled underground parking stall and a large storage locker. Located just steps from downtown's best shops, restaurants, cafes, and parks—you'll love the endless amenities and walkability this lifestyle brings. Move-in ready and modern, this is downtown living at its best!