

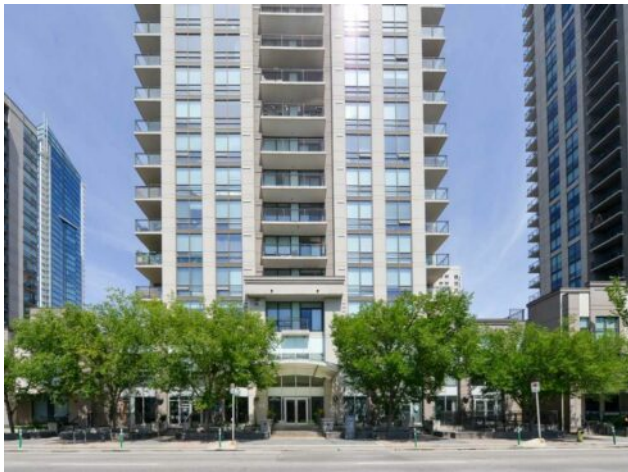


GRASSROOTS
REALTY GROUP

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2404, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2256588



\$434,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	991 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 810
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters		

Inclusions: N/A

Experience elevated urban living in this stunning sub-penthouse unit on the 24th floor of the Nova Building, featuring one of the most spectacular panoramic NE corner views in the city. This highly coveted floor plan offers 2 bedrooms + den, 2 full bathrooms, titled underground parking, and 2 storage lockers, providing exceptional comfort and convenience. Recently updated throughout, this move-in-ready home has been freshly painted, including ceilings, with new doors and baseboards adding a crisp, modern finish. The open-concept layout features floor-to-ceiling windows, flooding the space with natural light and showcasing the breathtaking skyline. Interior details include luxury wide-plank laminate hardwood flooring, quartz countertops, a massive kitchen island, and brand-new, never-used stainless steel appliances including a fridge, microwave/hood fan, and dishwasher. Perfect for entertaining or day-to-day living, the seamless flow between the kitchen, dining, and living areas makes this home both functional and inviting. The generously sized primary suite offers a true retreat with a spacious walk-through closet leading to a spa-inspired ensuite featuring dual vanities, a soaker tub, and a separate glass shower. The Nova offers premium amenities, including a fully equipped fitness centre, sauna, residents' lounge/party room, and landscaped courtyard. Located in the heart of the Beltline, you're just steps to 17th Avenue's vibrant dining, shopping, and nightlife, with Co-op grocery store right across the street for ultimate convenience. Don't miss this opportunity to own one of the best units in the building.