



GRASSROOTS
REALTY GROUP

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**706, 1118 12 Avenue SW
Calgary, Alberta**

MLS # A2265655

\$375,000



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,001 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 845
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Experience sophisticated, high-rise living in this bright and expansive 2-bedroom plus den corner unit, perfectly situated in the highly sought-after NOVA building. This stylish and contemporary condo features an open-concept design accentuated by extensive, floor-to-ceiling windows that flood the space with natural light and offer outstanding expansive city and mountain views. Enjoy your morning coffee or wind down in the evening on the large, southeast-facing corner balcony. The gourmet kitchen is a chef's delight, boasting sleek quartz countertops, a Bosch gas stove, a Fisher & Paykel refrigerator, and under-cabinet lighting. The south-facing Primary Bedroom serves as a private retreat, complete with a walk-through closet and a luxurious five-piece ensuite bathroom. The second full bathroom features a walk-in shower and is conveniently designed to function as a second ensuite, offering maximum functionality. This prime property includes a titled underground parking stall within the secure parkade, which also provides ample visitor parking. NOVA provides exceptional building amenities, including a stylish lounge, a fully equipped gym, a rentable guest suite, beautiful outdoor gardens, and the luxury of a full-time concierge. With a quick walk to the downtown Co-op, shops, services, and diverse restaurants, this is an incredible opportunity to embrace convenient downtown living. Don't miss out—schedule your viewing today!