

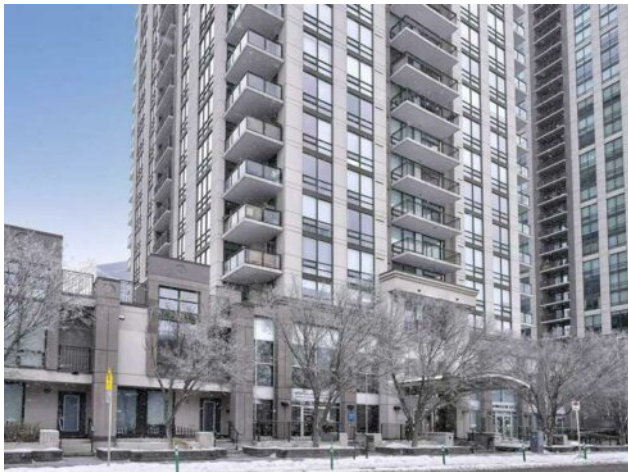


GRASSROOTS
REALTY GROUP

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1404, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2276709



\$370,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,015 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 838
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: none

Panoramic city skyline views surround this sleek 14th-floor corner residence, featuring expansive floor-to-ceiling windows with custom blinds and a contemporary 2-bed, 2-bath layout. Freshly painted from top to bottom, including all trim and baseboards, for a crisp, move-in-ready finish. Step into a generous entryway with rich hardwood floors that extend into the bright, open-concept living space. The modern kitchen features extensive cabinetry with convenient pull-out shelves, sleek stainless steel appliances, and elegant quartz countertops. The kitchen flows seamlessly into the sun-filled living room and open dining area, which extends onto a glass-railed balcony offering uninterrupted city views. Thoughtfully designed with bedrooms on opposite sides, this layout ensures maximum privacy. The primary suite offers a spacious walkthrough closet and a luxurious 5-piece ensuite complete with double sinks, a deep soaker tub, and an oversized shower. The second bedroom provides two closets and a stylish 3-piece ensuite featuring a fully tiled shower and contemporary vanity. The flex room offers versatility as a den, home office (with cable and electrical outlets), or generous in-suite storage. Convenient in-suite laundry includes a Bosch washer and dryer. Residents of Nova enjoy a wealth of amenities: a state-of-the-art fitness Centre, inviting social room, guest suites, secure bike storage, 24-hour concierge/security, and a beautifully maintained outdoor garden on the second floor. The pet-friendly location is exceptional—Co-op and Tim Hortons are right across the street, the C-Train is just three blocks away, and 17th Avenue's vibrant dining, shopping, parks, and off-leash dog parks are all within easy walking distance.