



1308, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2289886



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Complimentary Premium furnitures, Central Air Cooling

Imagine waking up to golden sunlight pouring through floor-to-ceiling windows, Rocky Mountain sunsets painting your evenings, and everything you love about Calgary just steps from your door. This is THE home. Nestled in the heart of Beltline/Downtown West neighbourhood, this meticulously maintained 2-bedroom, 2-bathroom corner home is move-in ready at the highly sought-after Nova building. Complimentary premium furnitures are included, making it perfect for families and young professionals alike. Offering 864 SF of thoughtfully-designed open-concept living space, this bright and sunny unit is bathed in natural light with stunning southwest-facing views. Concrete construction with excellent soundproofing and a peaceful school-facing orientation mean you'll truly feel at home with calm and quiet. The warm neutral colour tones, rich laminate wood flooring, tall 9-foot ceilings, and an abundance of natural light create a space that feels elegant and effortlessly livable. The year-round central heating and cooling keeps you perfectly comfortable in every season. The spacious living and dining areas flow seamlessly into a premium gourmet kitchen featuring a large quartz island, Bosch gas stove and oven, dishwasher, and Fisher & Paykel refrigerator—ideal for weeknight dinners or weekend entertaining. The master bedroom is a private retreat with a walk-through closet and spa-inspired bathroom, while a well-sized second bedroom offers the flexibility to grow—guest room, home office, or space for the people you love. Central air conditioning keeps the home cool and comfortable during Calgary's summer days. As a resident of the highly sought-after Nova building, you'll enjoy a fully equipped fitness centre, resident lounge, guest suites, and 24/7 concierge service. The location shows off city convenience with neighbourhood soul—just a

2-minute walk to Co-op, 7 minutes to C-Train, steps from the vibrant 17th Ave, and a short walk to the Bow River pathway and Prince's Island Park. Modern comfort, unbeatable location, and outstanding amenities, all in one. This is more than a condo — it's urban living at its finest, the lifestyle you deserve. Come see it for yourself!