



402, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2296369



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this exceptional 2 bedroom, 2 bathroom corner unit featuring desirable west exposures, titled underground parking, in-suite laundry with additional storage, plus a separate secure storage locker. Thoughtfully designed with an inviting open-concept layout, the home is complemented by a contemporary kitchen showcasing a large central island, quartz countertops, stainless steel appliances including a gas cooktop and built-in oven, and rich wood cabinetry—perfect for both everyday living and entertaining. Floor-to-ceiling windows fill the living room and both bedrooms with an abundance of natural light. The spacious primary bedroom offers a walk-through closet and a well-appointed 4-piece ensuite complete with a deep tub and oversized vanity. The second bedroom is generously sized, making it ideal as a guest room or bright home office. Residents of Nova enjoy access to premium amenities, including a fully equipped fitness facility with separate men’s and women’s steam rooms, an owner’s lounge with wet bar, guest suites, 24-hour concierge service, and heated underground parking. Ideally located with a walk score of 92, this property is just steps from the restaurants, pubs, shops, and parks along 17th Avenue, Prince’s Island Park and Eau Claire, and only a 5-minute walk to the C-Train. Co-Op grocery store is also conveniently located just one block away. Whether you’re searching for a place to call home or a strong investment opportunity in an established building, this unit is a must-see.