



2008, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2134372



\$450,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	862 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 676
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Welcome to the sought after building of Nova, in Calgary's vibrant beltline district! This 2 bedroom, 2 bathroom corner unit is South West facing - you've love the abundance of sunlight and sweeping mountain views! This well cared for unit exudes style and quality of craftsmanship. The rich, luxurious flooring covers all the main living spaces and bedrooms, with no carpet in sight. The kitchen features a fantastic island with stone countertops, a high-end stainless-steel appliance package with gas cooktop, and an attractive tile backsplash. Floor-to-ceiling windows are everywhere, and bathe the spacious living room and bedrooms in natural sunlight. Step out onto your private balcony, as this is a perfect place to sip on your morning coffee and enjoy the expansive views. Also included with this unit is a titled, underground parking spot (oversized), central AC, and in-suite laundry. Building amenities including 24 hour concierge/security, an owners lounge, full gym, and guest suite! The location is perfect, with an incredibly high walkscore, meaning great restaurants, shopping, coffee shops, and greenspaces are all just steps away. There's so much value here so book a showing and see it for yourself!