



**508, 1118 12 Avenue SW
Calgary, Alberta**

MLS # A2141640



\$439,000

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:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 676
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

This stunning 2-bedroom-2-bath corner apartment boasts breathtaking views from its double-glazed, floor to ceiling windows on the southwest corner. These large windows let in an abundance of natural light and offer unobstructed views to the south and amazing mountain views to the west. An individually controlled heating and air conditioning system allows you to set the temperature within your home. As you step inside you'll immediately appreciate the thoughtfully designed layout boasting 2-bedrooms with a built-in tech centre/home office space by the kitchen. The 9-foot ceilings enhance the sense of space and openness. The oversized balcony offers the perfect spot to take in the open views and enjoy some fresh air. Top-of-the-line gourmet stainless steel appliances from renowned brands like Bosch and Fisher & Paykel, including a gas cooktop that will delight any home cook. The luxury imported quartz countertops are both functional and elegant, provide ample space to prepare your meals and entertain guests. After a long day, retreat to your spacious bedroom with a private ensuite and slip into your soaker tub, the perfect way to relax and unwind. A heated underground secure parking space and storage locker provide convenience and peace of mind. At NOVA you get state-of-the-art community living where every detail has been thoughtfully designed to cater to your every need. Whether you're seeking relaxation or a place to entertain guests, you can have it all here. Stay in shape and achieve your fitness goals at the fully-equipped fitness centre. After your workout, unwind in the spa/lounge area complete with steam rooms, shower and private change room. The lounge features a beautiful wet bar, perfect for hosting happy hour, and a cozy fireplace to warm up by during the colder months. Play a friendly game of pool with your guests or simply

sit back in comfortable seating that accommodates small or large gatherings. Two fully furnished guest suites will make your visitors feel right at home giving them a little private space while still being close to you plus they can park in one of many visitor parking stalls. Shopping and schools are nearby and everything you need is just a stone's throw away. NOVA has a very healthy reserve fund and also offers concierge service and full time security. Pets are permitted with condo board approval. Come experience the epitome of luxury living at NOVA. MAKE IT YOURS TODAY.