



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

707, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2153829



\$324,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	621 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Storage		

Inclusions: N/A

Welcome to Nova, where luxury meets functionality in this stunning one-bedroom unit. The kitchen is a chef's dream with stainless steel appliances, gas stove, and ample cupboard space. The open floorplan features a built-in desk perfect for working from home. Enjoy the bright and airy living space with high ceilings, floor-to-ceiling windows, and air conditioning. Wake up to breathtaking views from the south facing balcony and savor your morning coffee in style. The walk-through closet leads to a spacious 4-piece ensuite bathroom with extra shelving. Additional features include in-unit laundry, a large storage room/office space off the front foyer, and proximity to amenities like restaurants, parks, and the scenic Bow River Pathway. This unit comes with a titled underground parking stall and an assigned storage locker. Enjoy the amenities the building offers including 24 hour concierge, fitness center, steam room, guest suites, lounge room, and beautiful courtyard.