



**1108, 1118 12 Avenue SW
Calgary, Alberta**

MLS # A2203368



\$418,888

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 703
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Breathtaking mountain and city views from this beautiful 2 bedroom, 2 bathroom end unit! Incredibly located in the amenity-rich Nova building situated in the midst of Calgary's premier entertainment district, just steps away from vibrant 17th Ave, with nightlife, dining, pubs, diverse shops and much more right at your doorstep. Then come home to a peaceful sanctuary. This gorgeous home offers an elegant design, vinyl plank flooring, grand 9' ceilings, air conditioning, loads of natural light and an open floor plan perfectly centered around the expansive floor-to-ceiling windows framing showstopping views. Show off your culinary prowess in the gourmet kitchen featuring high-end appliances including a gas stove, quartz countertops, full-height cabinetry and a large centre island. A handy built-in tech desk provides additional storage or great space for work, study or catching up on emails. The living room invites relaxation while absorbing those spectacular views or host summer barbecues or evening drinks on the expansive balcony with the majestic mountains and city lights as the showstopping backdrop. Retreat at the end of the day to the primary oasis where dual walk-through closets conveniently lead to the stylish 4-piece ensuite. Further adding to your comfort is a second spacious bedroom, another full bathroom, in-suite laundry, titled underground parking and a separate storage locker. Seemingly endless building amenities include 24 hour security, daytime concierge (no more missing packages!), a well-equipped fitness room, a steam room, a party room, a beautiful courtyard, bike storage, guest suites and visitor parking. This amazing inner-city location is mere minutes to the mid-town Co-op and within walking distance to everything! Truly an unbeatable inner-city location for this modern move-in ready, corner unit with all the bells

and whistles!