

**2004, 1118 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2288006**



**\$400,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Guest, Heated Garage, Oversized, Parkade, Stall, Title		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 838
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** N/A

**2 BED + 2 BATH + DEN | UNOBSTRUCTED VIEWS | CORNER UNIT | EXTRA LARGE PARKING STALL | LARGE IN-SUITE STORAGE** | Experience breathtaking views of downtown and the Bow River from this exceptional 20th Floor corner unit in Nova. Boasting 2 bedrooms and 2 bathrooms, this space is one of the largest 2 bedroom layouts available and features an inviting open concept floor plan complimented by a contemporary kitchen with a large center island, quartz countertops, stainless steel appliances with a gas range and a dedicated dining area, or perfect home office space. Enjoy an abundance of natural light that floods the living room and both bedrooms through the floor to ceiling windows. The primary bedroom is complemented by a generous walk through closet and a luxurious 5 piece en suite and features unobstructed views of downtown. The sizable second bedroom also features great views and plenty of room for a guest suite. Residents can take advantage of the exceptional amenities, including a fitness facility equipped with separate men's and women's steam rooms, an owners' lounge with a wet bar, a 24 hour concierge, guest suites, and heated underground parking. Ideally situated, this building is within a short walking distance of all the restaurants, pubs, shops, and parks on 17th Avenue, Prince's Island Park Eau Claire, and a 5 minute walk to the C train, along with a grocery store that is conveniently located just a few blocks away. Whether you're looking for a new home or a great investment property, this unit is a must see, schedule your showing today!