

**708, 1118 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2295546**



**\$370,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 727
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	None.		

Welcome to Nova. One of Calgary's most sought-after buildings, developed by Qualex Landmark and known for its elevated inner-city living, full-service concierge, fitness facility, and resident lounge. This thoughtfully designed 2-bedroom, 2-bathroom unit offers over 860 sq ft of bright, functional living space with a desirable south exposure and additional east and west views. The open-concept layout creates a natural flow between the kitchen, dining, and living areas. ideal for both everyday living and hosting. It also offers a built in desk for those working from home. The kitchen is clean and modern, featuring quartz countertops, sleek cabinetry, and stainless steel appliances. Bedrooms are spacious with large windows. Fresh paint, new window coverings, and a professional clean mean that this unit is ready for you to move in. Positioned in the heart of the Beltline, you're steps from restaurants, cafes, parks, and Calgary's downtown core, with easy access in and out of the city. A great opportunity for those looking to secure a well-located, low-maintenance property in a proven building. Call now to schedule your private showing.