

1902, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2295575



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Owned, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Some condos feel rented. This one feels owned. Welcome to Nova in the heart of Calgary's Beltline. Owned by the same owner since 2012 and never rented during their ownership, this 19th-floor corner residence has been exceptionally well cared for and it shows the moment you walk through the door. Recently updated with fresh paint and luxury vinyl plank flooring throughout, the space feels clean, modern, and move-in ready. With northwest exposure, floor-to-ceiling windows, and panoramic skyline and mountain views, the unit is filled with natural light throughout the day while the evenings bring unreal sunsets over downtown Calgary. One of the best features of this unit is the privacy. The balcony has no immediate neighbours directly beside it, creating a much more open and peaceful feel than most downtown condos offer. Inside, the layout is bright and functional with 2 bedrooms, 2 bathrooms, and over 824 SQ.FT of open-concept living space. The kitchen features quartz countertops, sleek cabinetry, a gas cooktop, and a large island perfect for hosting or everyday living. The appliance package is high end Miele, Bosch, and Fisher & Paykel appliances, along with a newer FULL SIZE washer and dryer. The living and dining areas flow seamlessly together while the large windows keep the entire space feeling open and connected to the city. The primary bedroom includes a walk-through closet and private ensuite, while the second bedroom is ideal for guests, a roommate, or a home office. Nova is one of the Beltline's most sought-after buildings with concierge service, a fitness facility, resident lounge, guest suites, and quality concrete construction. Located steps from 17th Avenue SW, cafes, restaurants, boutique fitness studios, Co-op, the Bow River pathway system, and downtown Calgary, this is the perfect fit for buyers wanting

walkability, security, and a true lock-and-leave lifestyle in one of Calgary's best inner-city locations.