

# \$429,900 - 1602, 1118 12 Avenue Sw, Calgary

MLS® #A2199224

**\$429,900**

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

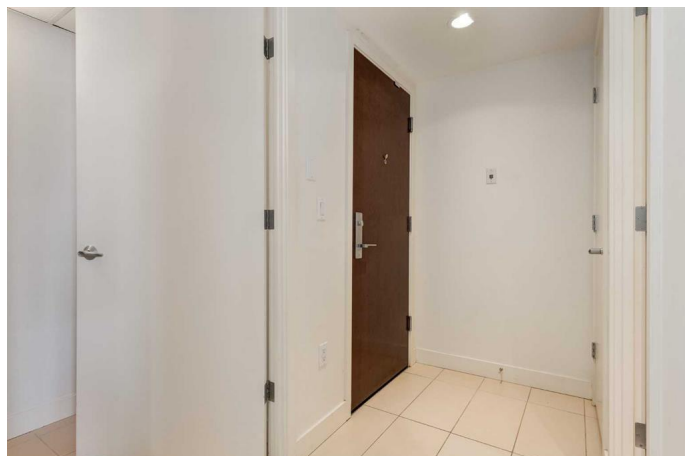
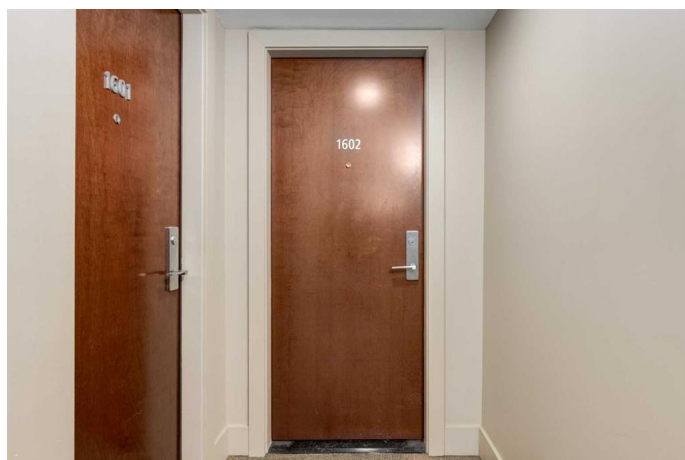
This beautiful corner unit with stunning downtown views, the Bow River Valley and the Rockies has the best floor plan in 'Nova'. Featuring two bedrooms, two bathrooms, living room, large patio & in-suite storage. With 827 sq.ft of living space, central A/C, 9 ft floor to ceiling windows, titled underground parking stall, you can't beat this value! Open concept kitchen, living area, & dining area, this condo is perfect for entertaining and a modern lifestyle. Well designed open gourmet kitchen complete with Bosch gas cooktop, BI oven, dishwasher, and micro-wave w/ hood cover, back splash, over height cabinetry and a large quartz island. Conveniently located laundry room. 2 large bedrooms complete the unit; the master bedroom containing well-sized walk-through closets leading to the 4-piece en-suite. Building amenities include: fitness room, lounge/party room, sauna, & courtyard. The Nova has a great location just a short walk to 17th avenue where you will find all the restaurants, pubs, shops, parks, & Coop right across the street so you don't have to travel far. Please click the Virtual Tours for more detail!

Built in 2008

## Essential Information

MLS® #                   A2199224

Price                     \$429,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1602, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0P4

### **Amenities**

Amenities	Elevator(s), Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Fitness Center, Guest Suite, Sauna
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Parkade, Titled, Underground, Heated Garage

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Gas Cooktop, Washer/Dryer Stacked
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	27
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard
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Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	33
Zoning	CC-X

### **Listing Details**

Listing Office	CIR Realty
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