

\$439,900 - 604, 1118 12 Avenue Sw, Calgary

MLS® #A2110994

\$439,900

2 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the Nova, a highly sought after building in the heart of Calgary's vibrant Beltline district, offering the epitome of modern living. This stunning CORNER UNIT offers a spacious and thoughtfully designed layout with two primary bedrooms that each have their own ensuite, 9 ft ceilings, 1003 square feet of premium developed space, and OVERSIZED underground titled parking. As you step into this modern home, you're greeted by an abundance of natural light that floods through floor-to-ceiling windows, presenting panoramic views of the lively downtown scenery. The open-concept living area seamlessly connects the living, dining, and kitchen spaces, creating a perfect environment for both entertaining and relaxation. The kitchen is perfect for those that enjoy cooking, featuring modern, high-end appliances, sleek cabinetry, and a large island that doubles as a breakfast bar. The cozy dining room conveniently opens up to your own private patio – the ideal spot for enjoying morning coffee or evening cocktails while soaking in the stunning city skyline. The master bedroom features a walk-in closet and a private spa-like ensuite with a deep soaker tub and double vanity. On the other side of the unit, the second bedroom is equally as impressive, featuring floor-to-ceiling windows and a walk-through ensuite. You will not be short of storage space with ample in-unit storage, an extra storage locker secured downstairs, plus one of the largest parking spots in the parkade that is big enough for a



large vehicle plus a bike. The Nova is home to a variety of exceptional amenities designed to enhance and elevate your lifestyle. The building is staffed by a 24/7 concierge service, ensuring your needs are always met. Stay active in the fitness centre, host gatherings in the party room, or accommodate guests in the rentable guest suites. Don't miss the opportunity to make the Nova your new home and experience the best of urban living in Calgary's Beltline!

Built in 2008

Essential Information

MLS® #	A2110994
Price	\$439,900
Sold Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	604, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0P4

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Storage, Visitor Parking
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Parking Spaces	1
Parking	Oversized, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	26

Exterior

Exterior Features	Balcony, Storage
Construction	Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 4th, 2024
Days on Market	5
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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