

\$459,900 - 1006, 1118 12 Avenue Sw, Calgary

MLS® #A2116605

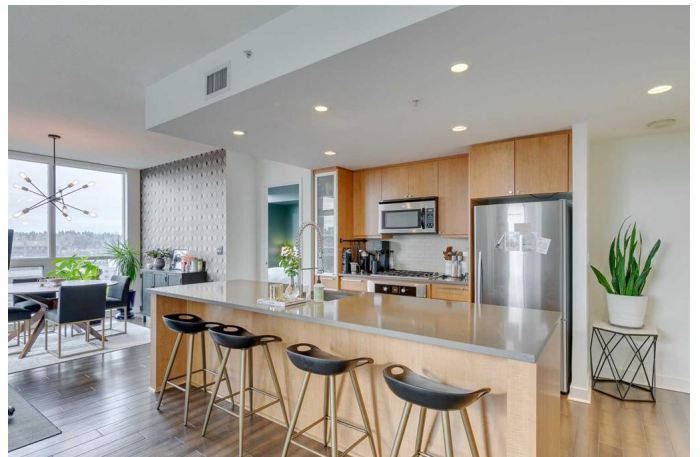
\$459,900

2 Bedroom, 2.00 Bathroom, 990 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Nestled in the vibrant heart of the Beltline district, NOVA presents an exceptional opportunity for those seeking the pinnacle of urban living. This expansive SE corner unit, adorned with 2 bedrooms and 2 bathrooms + Den/In-suite Storage epitomizes modern luxury living. Boasting a bright and airy ambiance, the space is designed to cater to the most discerning tastes. This is the best floor plan of its size in the building with a central entertaining area and separate bedrooms. The residence unfolds with an open concept living area, seamlessly integrating a dedicated dining space and a generous living room. The living room grants access to a southeast-facing balcony, offering a tranquil retreat amidst the bustling cityscape. The gourmet kitchen, a highlight of this home, is equipped with high-end finishings, including quartz countertops, stainless steel appliances, a gas range, and soft-close drawers and cabinets, ensuring both style and functionality. The primary bedroom, a sanctuary of comfort, features an oversized closet and a spa-like ensuite with a lavish 5-piece setup, promising a serene and luxurious experience. The strategically positioned second bedroom offers privacy and versatility, making it an ideal space for guests or a home office, further enhancing the unit's appeal. NOVA doesn't just offer a home; it offers a lifestyle. Residents enjoy exclusive access to a state-of-the-art gym, an owner's lounge, and a guest suite, adding layers of



convenience and luxury. Further amenities include air conditioning, a 24-hour concierge service, and secure, heated underground parking with additional visitor parking options, underscoring the commitment to comfort and security. All of this just a few blocks from the vibrant 17 avenue.

Built in 2008

Essential Information

MLS® #	A2116605
Price	\$459,900
Sold Price	\$450,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1006, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2p 0p4

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Facilities, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Elevator, Open Floorplan, Recreation Facilities, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Natural Gas
Cooling	Central Air
# of Stories	26

Exterior

Exterior Features	Balcony, Courtyard, Storage
Construction	Composite Siding, Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 2nd, 2024
Days on Market	12
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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