



## 1118 12 Avenue Calgary Alberta

\$315,000

This bright south-facing one-bedroom unit overlooks Connaught School and the park in the centrally located Nova Building! The open living area features laminate flooring and high ceilings, showcasing a spacious living area and kitchen that's tastefully finished with quartz countertops, an eating bar, contrasting dark cabinetry, and stainless steel appliances. Natural light floods the space, highlighting its very practical and thoughtful layout. A desk alcove is tucked away beside the kitchen - a perfect space for those work-from-home days. The good-sized bedroom features an ample walk-through closet to a four-piece bath with a new countertop. Other notable features include a storage room (or den), in-suite laundry, a large south-facing balcony, and one titled secured underground parking stall. The Nova Building also boasts many amenities, including 24-hour concierge service, a fitness centre, two guest suites, a lounge room with comfortable seating areas, a bar, a welcoming fireplace, and a TV. There is also plenty of visitor parking and bike storage located in the parkade. The central location can't be beat - walking distance to 17th Avenue and shopping, plus close to downtown, restaurants, schools, Bow River pathways, and public transit. (id:6769)

Storage 5.17 Ft x 7.75 Ft

Other 8.25 Ft x 5.17 Ft

Laundry room 2.67 Ft x 3.08 Ft

4pc Bathroom 10.17 Ft x 6.67 Ft

Other 5.75 Ft x 6.17 Ft

Primary Bedroom 11.25 Ft x 9.75 Ft

Living room 11.75 Ft x 12.08 Ft

Other 4.75 Ft x 15.83 Ft

Kitchen 10.17 Ft x 10.75 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

<http://www.calgarypropertygroup.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca