



## 1118 12 Avenue Calgary Alberta

\$425,000

Welcome to Nova, celebrated for its sleek and modern design nestled in the vibrant Beltline. This freshly painted, west-facing unit offers two bedrooms and two bathrooms, featuring hardwood floors and expansive floor-to-ceiling windows that fill the space with natural light. Step outside to enjoy a large private balcony, perfect for relaxing or entertaining while taking in sunset views. The open-concept layout creates a warm, seamless flow, ideal for daily living and gatherings alike. The kitchen combines style and functionality with quartz countertops, a gas stove, and stainless steel appliances, catering to those who love to cook. The primary suite is a true retreat, complete with a walk-in closet and a luxurious five-piece en suite. Enjoy the convenience of underground parking, assigned storage room, and premium amenities, including a gym, guest suite, social lounge, outdoor garden, and 24-hour concierge service. Just steps from the C-Train and Co-op, Nova offers unparalleled access to Calgary's top dining, shopping, and cultural attractions, making it the ultimate serene retreat in the heart of downtown. (id:6769)

Kitchen 13.42 Ft x 8.58 Ft

Dining room 16.92 Ft x 8.50 Ft

Living room 16.92 Ft x 10.58 Ft

Laundry room 3.08 Ft x 3.00 Ft

Primary Bedroom 11.17 Ft x 10.17 Ft

Bedroom 11.50 Ft x 10.08 Ft

3pc Bathroom 8.67 Ft x 5.17 Ft

5pc Bathroom 5.17 Ft x 11.17 Ft

Listing Presented By:



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