



# 1118 12 Avenue Calgary Alberta

\$464,900

Welcome to the sought after building of Nova, in Calgary's vibrant beltline district! This 2 bedroom, 2 bathroom corner unit is South West facing - you've love the abundance of sunlight and sweeping mountain views! This well cared for unit exudes style and quality of craftsmanship. The rich, luxurious flooring covers all the main living spaces and bedrooms, with no carpet in sight. The kitchen features a fantastic island with stone countertops, a high-end stainless-steel appliance package with gas cooktop, and an attractive tile backsplash. Floor-to-ceiling windows are everywhere, and bathe the spacious living room and bedrooms in natural sunlight. Step out onto your private balcony, as this is a perfect place to sip on your morning coffee and enjoy the expansive views. Also included with this unit is a titled, underground parking spot (oversized), central AC, and in-suite laundry. Building amenities including 24 hour concierge/security, an owners lounge, full gym, and guest suite! The location is perfect, with an incredibly high walkscore, meaning great restaurants, shopping, coffee shops, and greenspaces are all just steps away. There's so much value here so book a showing and see it for yourself! (id:6769)

Primary Bedroom 11.08 Ft x 10.83 Ft  
4pc Bathroom 7.33 Ft x 7.08 Ft  
Kitchen 9.08 Ft x 8.67 Ft  
Living room 15.42 Ft x 9.50 Ft

Dining room 11.00 Ft x 6.00 Ft  
Bedroom 11.17 Ft x 8.67 Ft  
Laundry room 7.17 Ft x 4.17 Ft  
3pc Bathroom 8.00 Ft x 4.42 Ft

Listing Presented By:



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