



## 1118 12 Avenue Calgary Alberta

\$444,900

This stunning 2-bedroom-2-bath corner apartment boasts breathtaking views from its double-glazed, floor to ceiling windows on the southwest corner. These large windows let in an abundance of natural light and offer unobstructed views to the south and amazing mountain views to the west. An individually controlled heating and air conditioning system allows you to set the temperature within your home. As you step inside you'll immediately appreciate the thoughtfully designed layout boasting 2-bedrooms with a built-in tech centre/home office space by the kitchen. The 9-foot ceilings enhance the sense of space and openness. The oversized balcony offers the perfect spot to take in the open views and enjoy some fresh air. Top-of-the-line gourmet stainless steel appliances from renowned brands like Bosch and Fisher & Paykel, including a gas cooktop that will delight any home cook. The luxury imported quartz countertops are both functional and elegant, provide ample space to prepare your meals and entertain guests. After a long day, retreat to your spacious bedroom with a private ensuite and slip into your soaker tub, the perfect way to relax and unwind. A heated underground secure parking space and storage locker provide convenience and peace of mind. At NOVA you get state-of-the-art community living where every detail has been thoughtfully designed to cater to your every need. Whether you're seeking relaxation or a place to entertain guests, you can have it all here. Stay in shape and achieve your fitness goals at the fully-equipped fitness centre. After your workout, unwind in the spa/lounge area complete with steam rooms, shower and private change room. The lounge features a beautiful wet bar, perfect for hosting happy hour, and a cozy fireplace to warm up by during the colder months. Play a friendly game of pool with your guests or simply sit back in comfortable seating...

Kitchen 2.77 M x 2.49 M

Living room 4.70 M x 2.90 M

Dining room 3.35 M x 1.83 M

Primary Bedroom 3.38 M x 3.30 M

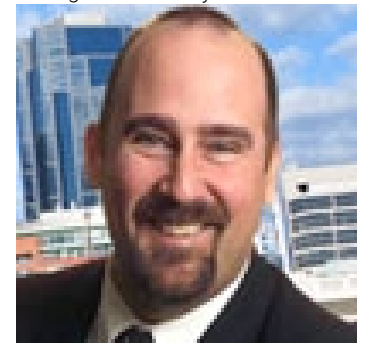
Bedroom 3.40 M x 2.64 M

4pc Bathroom 2.23 M x 2.16 M

3pc Bathroom 2.44 M x 1.35 M

Laundry room 2.19 M x 1.70 M

Listing Presented By:



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