



# 1118 12 Avenue Calgary Alberta

\$319,900

Bright south facing one bedroom unit with fresh paint & new carpet overlooking Connaught School & park in the centrally located Nova Building! The open living area presents laminate flooring & high ceilings, showcasing a spacious living area & kitchen that's tastefully finished with quartz countertops, eating bar, contrasting dark cabinetry & stainless steel appliances. 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 4 piece bath with new countertop. Other notable features include a storage room (or den), in-suite laundry, large south facing balcony & one titled secured underground parking stall. The Nova Building also boasts many amenities including 24-hour concierge service, fitness centre, 2 guest suites, lounge room with comfortable seating areas, bar, welcoming fireplace & TV. There is also plenty of visitor parking & bike storage located in the parkade. The central location can't be beat - walking distance to 17th Avenue & shopping, plus close to Bow River pathways & public transit. (id:6769)

Kitchen 12.58 Ft x 9.25 Ft

Living room/Dining room 13.83 Ft x 11.00 Ft

Foyer 5.17 Ft x 5.08 Ft

Office 5.75 Ft x 3.83 Ft

Laundry room 3.00 Ft x 2.75 Ft

Storage 6.67 Ft x 5.08 Ft

Primary Bedroom 11.08 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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