

**1402, 1118 12 Avenue SW
Calgary, Alberta**

MLS # A2250475



\$384,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Other, See Remarks	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Murphy bed, window coverings

Welcome to Nova! This stunning 2 bedroom, 2 bathroom end-unit condo on the 14th floor is the perfect blend of modern design, comfort, and convenience—all in the heart of Calgary's vibrant Beltline. Step inside to soaring floor-to-ceiling windows that flood the space with natural light and showcase breathtaking west-facing views of downtown. The open-concept layout features brand-new LVP flooring and a spacious living area that feels both stylish and cozy. The kitchen is a dream for any inner chef or entertainer—complete with a gas cooktop, built-in oven, a massive island with seating, coffee bar, and plenty of cabinet storage. From there, step out to your private balcony with room for a BBQ and patio set, where you can soak in Calgary's sunsets over the skyline. The bright primary suite offers a walk-through closet and a sleek 4-piece ensuite. The second bedroom doubles perfectly as a home office or guest room. A full laundry/storage room makes condo living effortless. The Nova Tower is a secure, highly sought-after building offering 24-hour concierge service, a fully equipped fitness centre with steam rooms, a residents' lounge, party room, and a serene courtyard. This home also includes a titled underground parking stall and a large storage locker. Located just steps from downtown's best shops, restaurants, cafes, and parks—you'll love the endless amenities and walkability this lifestyle brings. Move-in ready and modern, this is downtown living at its best!