

# \$399,000 - 901, 1118 12 Avenue Sw, Calgary

MLS® #A2244650

**\$399,000**

2 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.00 Acres

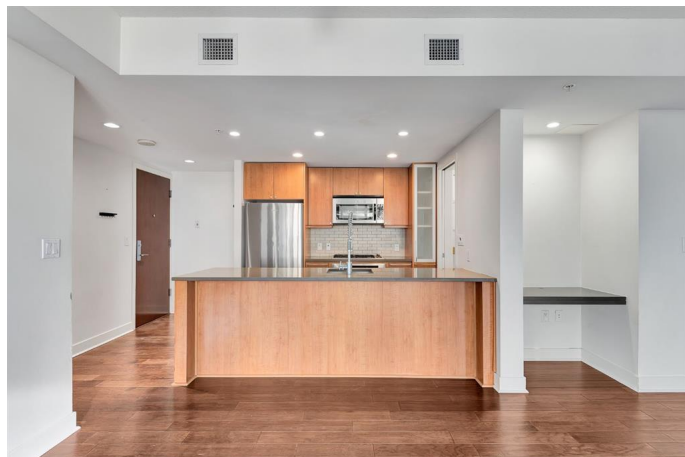
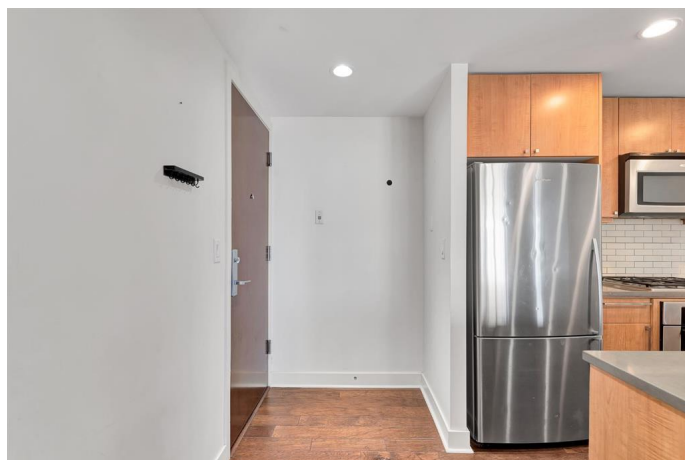
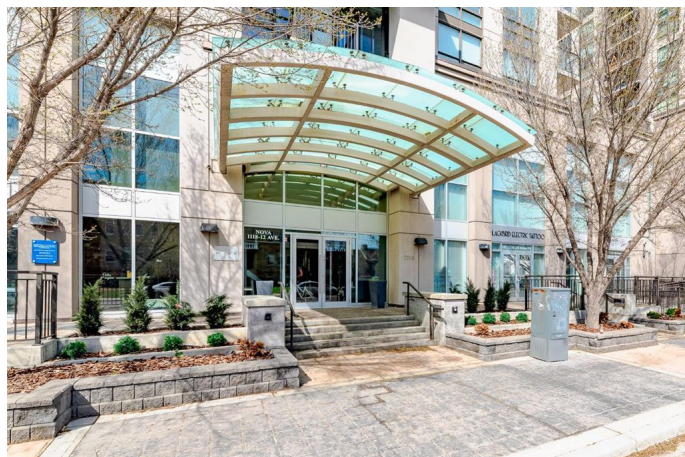
Beltline, Calgary, Alberta

Welcome to this bright and open south facing unit in the trendy and highly sought after building, NOVA. Stylish and contemporary with extensive use of floor to ceiling windows offering beautiful natural light and outstanding views. A great balcony for great morning coffee or the wind down at the end of the day. This open concept home features quartz counter tops, Bosch gas stove, Fisher & Paykel fridge, under cabinet lighting. Primary bedroom with walk-through closet & 5pc ensuite bathroom. TITLED underground stall is included in the secure parkade that also has parking for your visitors. Building amenities include a lounge, gym, rentable guest suite, outdoor gardens and the luxury and convenience of a full time concierge. A quick walk gets you to the downtown Co-op, and lots of shops, services and restaurants. Don't miss out living in this incredible downtown condo, come see it today!

Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244650  |
| Price          | \$399,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 937       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 901, 1118 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0P4                |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Party Room, Visitor Parking |
| Parking Spaces | 1                                                                     |
| Parking        | Underground                                                           |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                             |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil                                                                                   |
| Cooling           | Central Air                                                                                |
| # of Stories      | 27                                                                                         |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Construction      | Composite Siding, Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 39               |
| Zoning         | CC-X             |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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