

601, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2176658



\$425,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	950 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 730
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Nova, celebrated for its sleek and modern design nestled in the vibrant Beltline. This freshly painted, west-facing unit offers two bedrooms and two bathrooms, featuring hardwood floors and expansive floor-to-ceiling windows that fill the space with natural light. Step outside to enjoy a large private balcony, perfect for relaxing or entertaining while taking in sunset views. The open-concept layout creates a warm, seamless flow, ideal for daily living and gatherings alike. The kitchen combines style and functionality with quartz countertops, a gas stove, and stainless steel appliances, catering to those who love to cook. The primary suite is a true retreat, complete with a walk-in closet and a luxurious five-piece en suite. Enjoy the convenience of underground parking, assigned storage room, and premium amenities, including a gym, guest suite, social lounge, outdoor garden, and 24-hour concierge service. Just steps from the C-Train and Co-op, Nova offers unparalleled access to Calgary's top dining, shopping, and cultural attractions, making it the ultimate serene retreat in the heart of downtown.