

1807, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2180289



\$309,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	609 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Closet Organizers, Peg Board Storage & Wire Coat Hooks.

* PRICED TO SELL ~ UPDATED EXECUTIVE Condo with stunning VIEWS in The Nova. * This large one Bedroom + DEN Condo boasts A/C, floor-to-ceiling windows with southern exposure, newer luxury vinyl plank flooring, and high ceilings highlighted by the abundance of sunlight. The stunning gourmet Kitchen features gleaming S/S appliances inclusive of a countertop gas range, tons of modern cabinetry and gorgeous quartz counters with a Breakfast Bar. There's the added bonus of a spacious built-in, floating desk that makes working from home a breeze, as well as a separate den for added convenience or storage. The Primary Bedroom features a walk-through closet, 4 pc Bath and IN-SUITE LAUNDRY! Your own TITLED underground stall is included in the secure parkade, that also offers parking for your visitors! Amenities include a Lounge, Gym, rentable Guest Suite, lush outdoor gardens, AND the luxury & convenience of a full time Concierge / Security Personnel. A quick walk gets you to the Downtown Co-op, lots of shops, services and some of the best restaurants. Don't miss out living in this incredible Downtown Condo close to both the vibrant 17th Ave night life scene and Downtown Core. Book your private showing today!