2504, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2200822

$499,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Penthouse

Size:	1,022 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 809
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	CC-X
Foundation:	-	**Utilities:**	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters

Inclusions: n/a

Spectacular Sub-Penthouse on the 25th floor of the prestigious Nova building. Breathtaking unobstructed panoramic vistas of the Downtown skyline, river valley, & inner city! Sprawling 1000+ Sq Ft corner unit, flooded with natural light from many large windows. 2 generously sized bedrooms, each at opposite ends of the unit offering privacy and flexibility. Engineered hardwood throughout, with over height 9' ceilings. Chef's inspired kitchen with ample storage, deluxe stainless steel appliances, quartz countertops, & views from the kitchen! Modern open plan makes intelligent use of the unit's size. Primary bedroom complete with large walk-through closet & 5 piece ensuite with dual sinks, quartz counters, separate glass shower, and deep soaker tub. Well managed building with fitness center, heated underground parking, assigned storage unit, lush outdoor courtyard, party room, & guest suite! Quiet concrete building with central A/C. Located across from a park, with easy access to 17th ave nightlife & all the amenities of Downtown. Just steps to Co-Op. Incredible value for an iconic inner city lifestyle property!