

# \$385,000 - 908, 1118 12 Avenue Sw, Calgary

MLS® #A2202820

**\$385,000**

2 Bedroom, 2.00 Bathroom, 859 sqft

Residential on 0.00 Acres

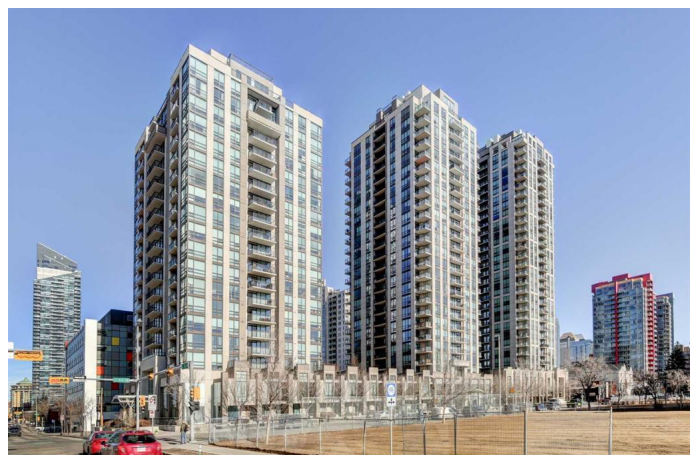
Beltline, Calgary, Alberta

Buy Canadian! Welcome to unit 908 in the chic and sophisticated Nova building, located in one of the most desirable areas. This sun-drenched 2-bedroom, 2-bathroom SW-facing unit boasts incredible views and an abundance of natural light. With an open-concept floor plan, high-quality laminate plank and tile flooring, and sleek quartz countertops, this home exudes modern elegance. The kitchen comes equipped with a high-end appliance package, while a versatile coffee/drink/computer station adds functional style. Plus, enjoy the luxury of air-conditioned comfort throughout.

The spacious primary bedroom features a walk-through closet and a private 4-piece ensuite for ultimate relaxation. The expansive living area is highlighted by soaring ceilings and floor-to-ceiling windows that enhance the bright and airy atmosphere. Step outside to your private balcony, your ideal spot for soaking up the sunshine, enjoying fresh air, or simply unwinding in peace.

Included with this unit is a titled, heated underground parking stall, providing secure, year-round parking. The Nova building also offers fantastic amenities, including visitor parking, a gym, sauna, lounge area, rentable guest suites, and a full-time concierge service for added convenience.

Condo fees cover heat, water/sewer, and full



access to the building's amenities. Plus, this prime location puts you within walking or biking distance to shopping, dining, and all the conveniences of the vibrant Beltline area.

Contact your favorite agent today to schedule a private tour and envision the luxury lifestyle that awaits you in this exceptional home.

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2202820          |
| Price          | \$385,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 859               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 908, 1118 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0P4                |

**Amenities**

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

**Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Recessed Lighting  |
| Appliances        | Oven-Built-In, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil                                                                                                  |
| Cooling           | Central Air                                                                                               |
| # of Stories      | 25                                                                                                        |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Roof              | Flat Torch Membrane     |
| Construction      | Concrete, Stone, Stucco |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 178              |
| Zoning         | CC-X             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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