

1404, 1118 12 Avenue SW  
Calgary, Alberta

MLS # A2276709



**\$370,000**

<b>Division:</b>	Beltline	
<b>Type:</b>	Residential/High Rise (5+ stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b> 2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Parkade, Secured	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 838
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters		
<b>Inclusions:</b>	none		

Panoramic city skyline views surround this sleek 14th-floor corner residence, featuring expansive floor-to-ceiling windows with custom blinds and a contemporary 2-bed, 2-bath layout. Freshly painted from top to bottom, including all trim and baseboards, for a crisp, move-in-ready finish. Step into a generous entryway with rich hardwood floors that extend into the bright, open-concept living space. The modern kitchen features extensive cabinetry with convenient pull-out shelves, sleek stainless steel appliances, and elegant quartz countertops. The kitchen flows seamlessly into the sun-filled living room and open dining area, which extends onto a glass-railed balcony offering uninterrupted city views. Thoughtfully designed with bedrooms on opposite sides, this layout ensures maximum privacy. The primary suite offers a spacious walkthrough closet and a luxurious 5-piece ensuite complete with double sinks, a deep soaker tub, and an oversized shower. The second bedroom provides two closets and a stylish 3-piece ensuite featuring a fully tiled shower and contemporary vanity. The flex room offers versatility as a den, home office (with cable and electrical outlets), or generous in-suite storage. Convenient in-suite laundry includes a Bosch washer and dryer. Residents of Nova enjoy a wealth of amenities: a state-of-the-art fitness Centre, inviting social room, guest suites, secure bike storage, 24-hour concierge/security, and a beautifully maintained outdoor garden on the second floor. The pet-friendly location is exceptional—Co-op and Tim Hortons are right across the street, the C-Train is just three blocks away, and 17th Avenue's vibrant dining, shopping, parks, and off-leash dog parks are all within easy walking distance.