

1305, 1118 12 Avenue SW  
Calgary, Alberta

MLS # A2178287



## \$319,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	667 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	16-24-1-W5
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Nova in the heart of Calgary's downtown - the Beltline district. Conveniently located nearby schools, grocery stores, restaurants and shopping! This condo has a spacious open-concept floor plan and boasts 9" ceilings. Built by the award-winning developer Qualex-Landmark, you will find this modern 1 bed/1 bath unit situated on the 13th floor of this building. Open and bright with double glazed floor to ceiling windows, high end stainless steel appliances (Bosch gas stove, convection oven, Bosch dishwasher, Fisher & Paykel fridge) & quartz counters. Extras include a built-in desk/workstation, Air Conditioning, large in-suite storage room and a balcony with fantastic downtown views plus titled underground parking. The bedroom has walkthrough closet to the 4-piece ensuite, with in-suite laundry, separate shower and soaker tub. Building amenities include 24 hour concierge/security, visitor parking, gym, sauna and central courtyard. Steps away from C-Train, Stephen Ave, 17th Avenue, ect. Contact your favourite agent to book a showing!