



GRASSROOTS
REALTY GROUP

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2407, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2298801



\$295,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

If you've been searching for a condo in the Beltline, you already know NOVA has built a strong reputation—and this south-facing one-bedroom, one-bathroom suite on the 24th floor, is a great example of why. Floor-to-ceiling windows flood the space with natural light and showcase stunning city and Rocky Mountain views you'll never get tired of. Inside, you'll find, wide-plank engineered hardwood, and a thoughtfully designed layout. The kitchen features premium appliances, a gas cooktop, and a quartz island with seating, while a built-in desk nook creates the perfect work-from-home space. The spacious bedroom offers plenty of room to unwind, and the suite is complete with a full bathroom and dedicated laundry area. NOVA residents enjoy a fitness centre with steam room, owners' lounge, guest suites, and 24-hour concierge. Add in titled underground parking, assigned storage unit, and it's easy to see why this is one of Calgary's most sought-after Beltline addresses.