



1008, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2315888



\$369,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

If you've been looking at condos in the Beltline for a while, you already know the NOVA building has a great reputation — this SW-facing two bedroom, two bathroom corner suite is a good example of why. The floor-to-ceiling double-glazed windows wrap the space in light and frame an incredible panorama — city skyline, Mount Royal, and on a clear day, the Rockies stretching out to the west. It's the kind of view you genuinely never tire of. Inside, the layout just works. Nine-foot ceilings give the space real breathing room, and the recently installed wide-plank engineered hardwood — ¾" Premium Vintage with a 7" plank — runs through the main living areas and feels as good as it looks. Warm, grounded, and genuinely elegant without trying too hard. The kitchen is set up for someone who actually cooks — gas cooktop, Fisher & Paykel fridge and oven, Bosch dishwasher, and a big quartz island with seating for four that looks out over the living room, making a separate dining table optional. There's also a built-in desk niche with shelving above that makes a surprisingly handy little workspace. The primary bedroom comfortably fits a king setup and leads through a double-sided walk-through closet into a private four-piece ensuite with tub and shower. The second bedroom is a solid size with its own corner windows — works just as well as a home office or den as it does a guest room. A three-piece guest bathroom with an oversized glass shower and a dedicated laundry room with brand new full-size LG appliances round things out nicely. The building genuinely adds to the package too — NOVA has a fitness centre with a steam room, a residents' lounge with a bar, fireplace and pool table, two furnished guest suites, and 24-hour concierge and security. It's the kind of building where the amenities actually get used.

One titled heated underground parking stall and a private storage cage are included. Pets are welcome with board approval, and with a Walk Score of 98, Transit Score of 86, and Bike Score of 92, you're as well-located as it gets in Calgary's Beltline. This one is worth a look.