



GRASSROOTS
REALTY GROUP

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2508, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2341450



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	859 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Striking, unobstructed city, mountain and Bow River views from this South-West facing 25th-floor corner unit. Few units are high enough to overlook the neighbouring tower, giving this home an exceptional vantage point. Sunlight floods the space throughout the day, while the balcony is the perfect place to unwind at the end of the day and watch the sun set over the Rocky Mountains. The welcoming entry foyer provides a defined entrance separate from the main living space, creating a proper sense of arrival. Just beyond the foyer is a full bathroom, followed by the main living area featuring a full kitchen with warm neutral tones, stainless steel appliances, and a centre island with quartz countertops and barstool seating. A versatile nook just off the kitchen is ideal for a coffee station, bar, or additional cabinetry, keeping your main prep space clutter-free. The living room is framed by floor-to-ceiling windows, allowing you to take in the breathtaking views from every angle. Soaring 9' ceilings add to the sense of space, while the open layout is equally suited to movie nights, game nights, slow mornings or entertaining friends and family. The spacious primary bedroom offers plenty of room for a king-sized bed and features a walk-through closet leading to the 4-piece ensuite. The second bedroom provides excellent flexibility as a roommate's bedroom, home office, yoga space or hobby room. This unit also includes a heated, titled underground parking stall and assigned storage locker. First-class building amenities include a full-time concierge, guest suite, fitness centre with a steam room, rooftop patio and entertainment room with a fireplace and pool table. Ideally located just steps from Co-op Midtown Market, Safeway, Community Natural Foods and the Bow River pathways, with some of the city's favourite restaurants, cafes and breweries nearby including Bridgette Bar,

Café, Gravity and Last Best Brewing & Distilling. The Downtown West—Kerby CTrain station is also within easy walking distance, providing quick access to downtown and beyond. With exceptional views, an ideal SW corner orientation and a thoughtfully separated entry, this is city-living at its finest.