



THE
A-TEAM

**RE/MAX
FIRST**

1118 12 Avenue #2008, Calgary T2R 0P4

MLS® #: **A2134372** Area: **Beltline** Listing Date: **05/24/24** List Price: **\$464,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: **862**
 Low Sqft:
 Ttl Sqft: **862**

DOM

32

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Central, Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete, Stucco**
 Flooring: **Ceramic Tile, Laminat**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Oven, Washer, Window Coverings**
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|-------------------------|-------------------------|-------------|-----------------------|
| Bedroom - Primary | Main | 11' 1" x 10' 10" | 4pc Ensuite bath | Main | 7' 4" x 7' 1" |
| Kitchen | Main | 9' 1" x 8' 8" | Living Room | Main | 15' 5" x 9' 6" |
| Dining Room | Main | 11' 0" x 6' 0" | Bedroom | Main | 11' 2" x 8' 8" |
| Laundry | Main | 7' 2" x 4' 2" | 3pc Bathroom | Main | 8' 0" x 4' 5" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$676

Fee Simple

CC-X

Fee Freq:

Monthly

Legal Desc: 0814796

Remarks

Pub Rmks: **Welcome to the sought after building of Nova, in Calgary's vibrant beltline district! This 2 bedroom, 2 bathroom corner unit is South West facing - you've love the abundance of sunlight and sweeping mountain views! This well cared for unit exudes style and quality of craftsmanship. The rich, luxurious flooring covers all the main living spaces and bedrooms, with no carpet in sight. The kitchen features a fantastic island with stone countertops, a high-end stainless-steel appliance package with gas cooktop, and an attractive tile backsplash. Floor-to-ceiling windows are everywhere, and bathe the spacious living room and bedrooms in natural sunlight. Step out onto your private balcony, as this is a perfect place to sip on your morning coffee and enjoy the expansive views. Also included with this unit is a titled, underground parking spot (oversized), central AC, and in-suite laundry. Building amenities including 24 hour concierge/security, an owners lounge, full gym, and guest suite! The location is perfect, with an incredibly high walkscore, meaning great restaurants, shopping, coffee shops, and greenspaces are all just steps away. There's so much value here so book a showing and see it for yourself!**

Inclusions: N/A
Property Listed By: Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







