



THE
A-TEAM

**RE/MAX
FIRST**

1118 12 Avenue #901, Calgary T2R 0P4

MLS®#: **A2169260**

Area: **Beltline**

Listing Date: **09/30/24**

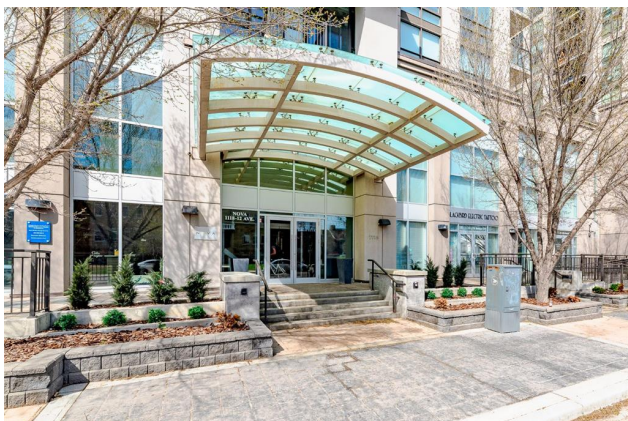
List Price: **\$459,000**

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:

Finished Floor Area
Abv Sqft: **937**
Low Sqft:
Ttl Sqft: **937**

Underground

DOM

18

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding, Concrete**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 12`0"
Dining Room	Main	11`5" x 5`6"
Walk-In Closet	Main	7`9" x 5`5"
Bedroom	Main	11`7" x 9`9"

Room	Level	Dimensions
Kitchen	Main	9`1" x 8`10"
Bedroom - Primary	Main	11`3" x 9`9"
5pc Ensuite bath	Main	
3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$730

Title:
Fee Simple

Zoning:
CC-X

Legal Desc:

0814769

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to this bright and open south facing unit in the trendy and highly sought after building, NOVA. Stylish and contemporary with extensive use of floor to ceiling windows offering beautiful natural light and outstanding views. A great balcony for great morning coffee or the wind down at the end of the day. This open concept home features quartz counter tops, Bosch gas stove, Fisher & Paykel fridge, under cabinet lighting. Primary bedroom with walk-through closet & 5pc ensuite bathroom. TITLED underground stall is included in the secure parkade that also has parking for your visitors. Building amenities include a lounge, gym, rentable guest suite, outdoor gardens and the luxury and convenience of a full time concierge. A quick walk gets you to the downtown Co-op, and lots of shops, services and restaurants. Don't miss out living in this incredible downtown condo, come see it today!

Inclusions:

N/A

Property Listed By:

The Real Estate District

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







