



THE
A-TEAM

**RE/MAX
FIRST**

1118 12 Avenue #1208, Calgary T2R0P4

MLS® #: **A2172233**

Area: **Beltline**

Listing Date: **10/10/24**

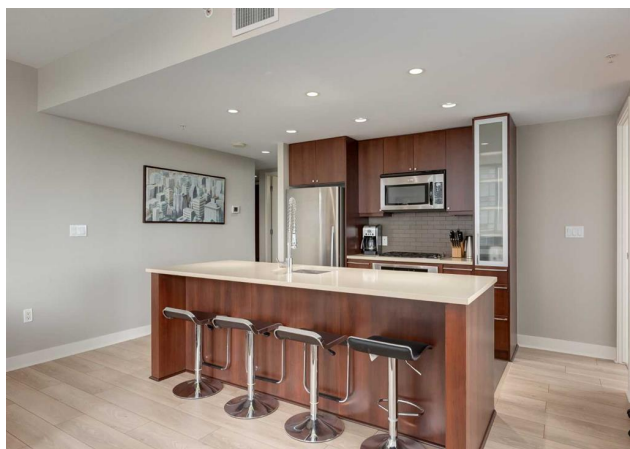
List Price: **\$419,900**

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:

Finished Floor Area
Abv Sqft: **859**
Low Sqft:
Ttl Sqft: **859**

Underground

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Playground,Storage**

Construction: **Concrete,Stone,Stucco**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Elevator,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Main	8`10" x 1`1"	Bedroom - Primary	Main	11`1" x 10`10"
Living Room	Main	15`6" x 14`3"	3pc Bathroom	Main	76`9" x 8`2"
Foyer	Main	5`2" x 4`7"	Laundry	Main	7`7" x 4`4"
Walk-In Closet	Main	10`10" x 11`1"	4pc Ensuite bath	Main	7`6" x 7`4"
Bedroom	Main	8`9" x 11`3"			

Condo Fee:
\$704

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **0814769**

Remarks

Pub Rmks: **Welcome to 1208-1118 12 Av SW- Nova- This updated ""Beltline Condo is on the SW corner of the Nova Building in the Beltline. The two Bedroom, 2 bath unit is "FULLY FURNISHED & EQUIPPED" ready to move in and unpack right down to the Forks & Knives. The 850 sq ft home has many upgrades as new laminate flooring & carpet in the bedrooms, a new washer & dryer,dishwasher ,S/S Appliances including Bosch Gas -Stove, Fisher Paykel Refrigerator, and much more. The unit also has an indoor titled parking stall and a separate storage locker. The Nova Building boasts such amenities as Guest suites, a Fully - Equipped Gym, Party Room & Full-time concierge/security. All this and just minutes from the C-Train, the Up-Town Co-op, and blocks away from all the shopping & restaurants of 17th Ave .**

Inclusions: **BBQ & Cover , Bistro Table & Chairs , The Contents of the unit as seen., No warranties or representations**

Property Listed By: **RE/MAX Realty Professionals**

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









