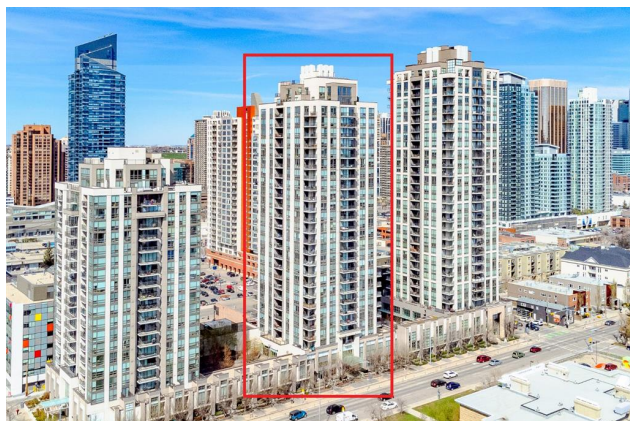


**1118 12 Avenue #1504, Calgary T2R 0P4**

MLS®#: **A2178216** Area: **Beltline** Listing **11/14/24** List Price: **\$444,000**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 27-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

**Residential Apartment Calgary 2008**  
Finished Floor Area  
 Abv Sqft: **1,002**  
 Low Sqft:  
 Ttl Sqft: **1,002**

DOM

**79**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Concrete**  
 Flooring: **Laminate, Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 10`9"	Kitchen	Main	10`4" x 9`4"
Dining Room	Main	10`6" x 10`4"	Bedroom - Primary	Main	11`11" x 11`7"
Walk-In Closet	Main	7`9" x 5`5"	5pc Ensuite bath	Main	
Bedroom	Main	9`11" x 9`1"	3pc Bathroom	Main	
Den	Main	6`9" x 4`8"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$810

Fee Simple

CC-X

Fee Freq:

Monthly

Legal Desc: 0814769

Remarks

Pub Rmks: **\*\*LARGE 2 BEDROOM + DEN PLAN\*\* Welcome to this bright and open condo 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. Large NE corner 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. You'll have the expansive city view. North facing Primary bedroom with walk-through closet & 5pc ensuite bathroom. 2nd bathroom has walk-in shower, & can also be used as a Ensuite too. 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













