



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1118 12 Avenue #1305, Calgary T2R 0P4**

MLS®#: **A2178287**

Area: **Beltline**

Listing Date: **11/08/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **667**  
Low Sqft:  
Ttl Sqft: **667**

DOM

**14**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Titled, Underground**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`11" x 8`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 9`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 8`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`7" x 16`6"</b>
<b>Storage</b>	<b>Main</b>	<b>5`4" x 6`2"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$528**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-X**

Monthly

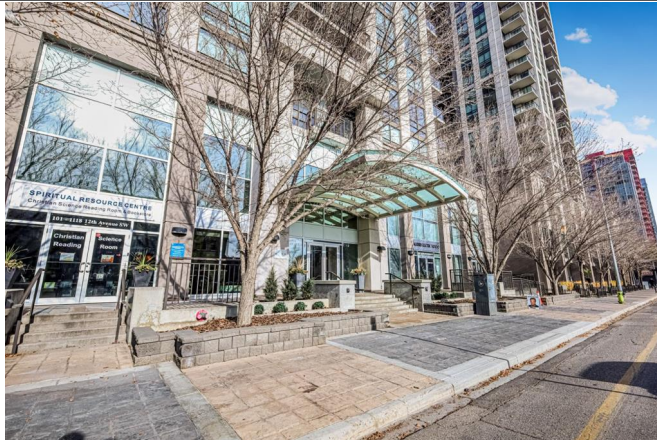
Legal Desc: 0814769

Remarks

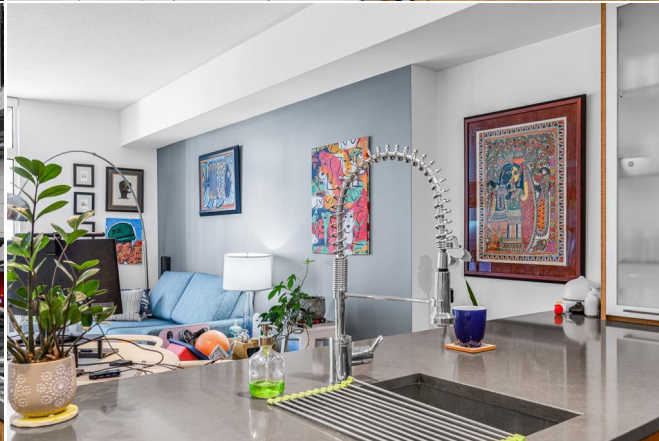
Pub Rmks: **Welcome to Nova in the heart of Calgary's downtown - the Beltline district. Conveniently located nearby schools, grocery stores, restaurants and shopping! This condo has a spacious open-concept floor plan and boasts 9" ceilings. Built by the award-winning developer Qualex-Landmark, you will find this modern 1 bed/1 bath unit situated on the 13th floor of this building. Open and bright with double glazed floor to ceiling windows , high end stainless steel appliances (Bosch gas stove, convection oven, Bosch dishwasher, Fisher & Paykel fridge) & quartz counters. Extras include a built-in desk/workstation, Air Conditioning, large in-suite storage room and a balcony with fantastic downtown views plus titled underground parking. The bedroom has walkthrough closet to the 4-piece ensuite, with in-suite laundry, separate shower and soaker tub. Building amenities include 24 hour concierge/security, visitor parking, gym, sauna and central courtyard. Steps away from C-Train, Stephen Ave, 17th Avenue, ect. Contact your favourite agent to book a showing!**

Inclusions: N/A  
Property Listed By: eXp Realty

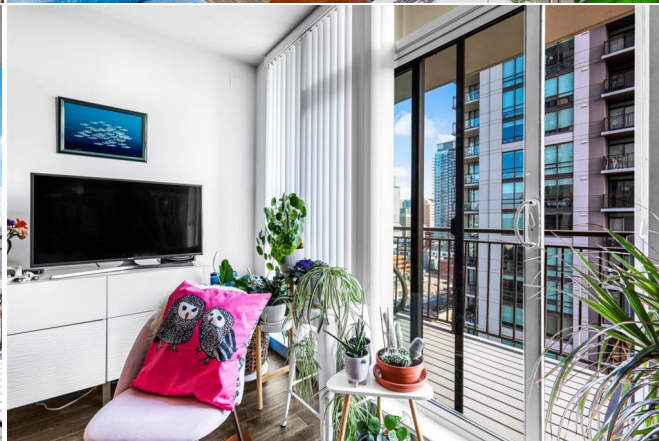
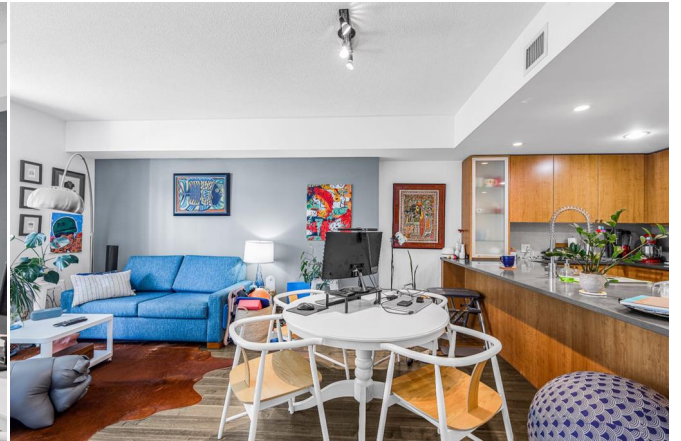
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







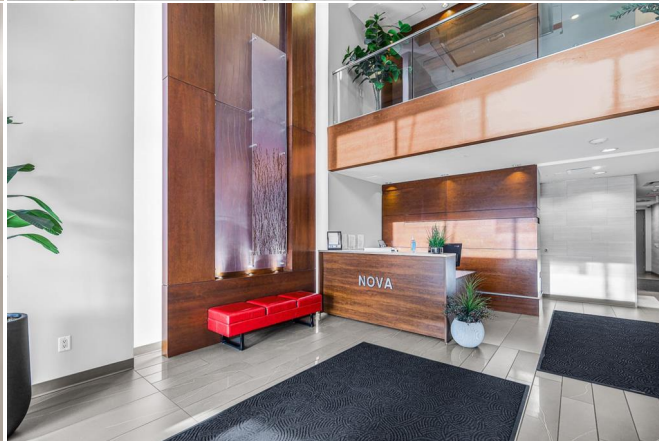
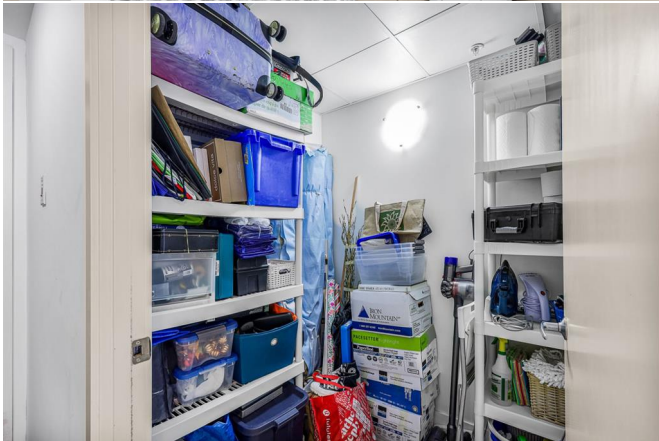












**1305-1118 12 Ave SW, Calgary, AB**

Main Floor Interior Area 658.98 sq ft



0 3 6 ft

PREPARED: 2024/11/01



White regions are excluded from total floor area in 100% KCI/IDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.