



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1118 12 Avenue #1208, Calgary T2R0P4**

MLS® #: **A2182337**

Area: **Beltline**

Listing Date: **12/05/24**

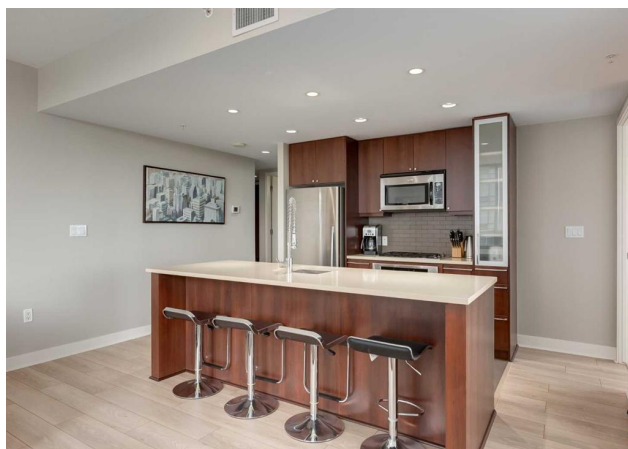
List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **859**  
Low Sqft:  
Ttl Sqft: **859**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Access:

Lot Feat:  
Park Feat: **Underground**

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>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>8`10" x 1`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 14`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`2" x 4`7"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>10`10" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`9" x 11`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 10`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>76`9" x 8`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`7" x 4`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 7`4"</b>

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. This is a two Bedroom, 2 bath condo.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: **N/A**  
Property Listed By: **RE/MAX Realty Professionals**

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













