



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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **859**

Low Sqft:

Ttl Sqft: **859**

DOM

58

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

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

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 " FULLY FURNISHED & EQUIPPED " "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









