



THE
A-TEAM

**RE/MAX
FIRST**

1118 12 Avenue #407, Calgary T2R 0P4

MLS®#: **A2186210**

Area: **Beltline**

Listing Date: **01/08/25**

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: **617**
Low Sqft:
Ttl Sqft: **617**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

14
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Secured,Stall,Underground

Utilities and Features

Roof:

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony,Private Entrance**

Construction:

Concrete,Stucco

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`7" x 9`3"
Foyer	Main	5`2" x 5`1"
Laundry	Main	3`0" x 2`9"
Bedroom - Primary	Main	11`1" x 10`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	13`10" x 11`0"
Office	Main	5`9" x 3`10"
Storage	Main	6`8" x 5`1"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$503

Legal Desc: **0814769**

Title:
Fee Simple

Fee Freq:
Monthly

Zoning:
CC-X

Remarks

Pub Rmks: **Bright south facing one bedroom unit with fresh paint & new carpet overlooking Connaught School & park in the centrally located Nova Building! The open living area presents laminate flooring & high ceilings, showcasing a spacious living area & kitchen that's tastefully finished with quartz countertops, eating bar, contrasting dark cabinetry & stainless steel appliances. A desk alcove is tucked away beside the kitchen - a perfect space for those work from home days. The good-sized bedroom features an ample walk-through closet to a 4 piece bath with new countertop. Other notable features include a storage room (or den), in-suite laundry, large south facing balcony & one titled secured underground parking stall. The Nova Building also boasts many amenities including 24-hour concierge service, fitness centre, 2 guest suites, lounge room with comfortable seating areas, bar, welcoming fireplace & TV. There is also plenty of visitor parking & bike storage located in the parkade. The central location can't be beat - walking distance to 17th Avenue & shopping, plus close to Bow River pathways & public transit.**

Inclusions: **None**

Property Listed By: **RE/MAX First**

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









