

\$434,900 - 2404, 1118 12 Avenue Sw, Calgary

MLS® #A2256588

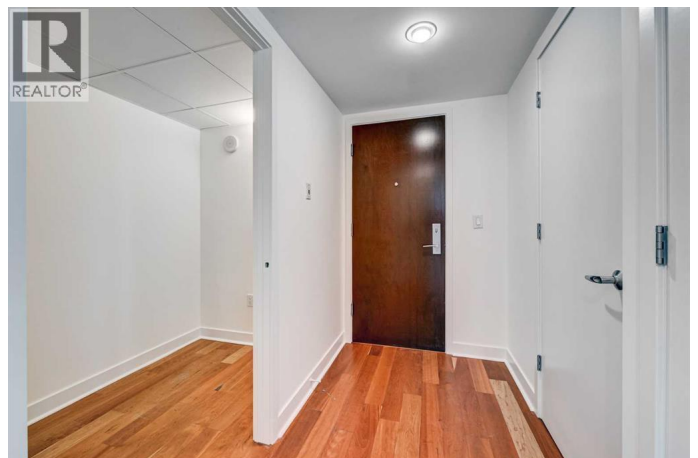
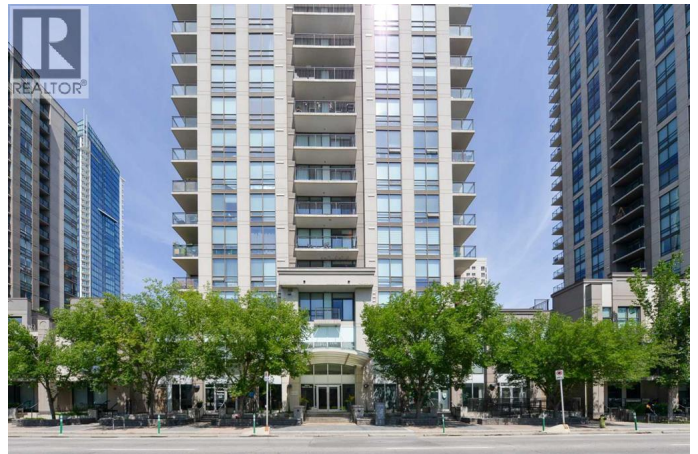
\$434,900

2 Bedroom, 2.00 Bathroom, 991 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated urban living in this stunning sub-penthouse unit on the 24th floor of the Nova Building, featuring one of the most spectacular panoramic NE corner views in the city. This highly coveted floor plan offers 2 bedrooms + den, 2 full bathrooms, titled underground parking, and 2 storage lockers, providing exceptional comfort and convenience. Recently updated throughout, this move-in-ready home has been freshly painted, including ceilings, with new doors and baseboards adding a crisp, modern finish. The open-concept layout features floor-to-ceiling windows, flooding the space with natural light and showcasing the breathtaking skyline. Interior details include luxury wide-plank laminate hardwood flooring, quartz countertops, a massive kitchen island, and brand-new, never-used stainless steel appliances including a fridge, microwave/hood fan, and dishwasher. Perfect for entertaining or day-to-day living, the seamless flow between the kitchen, dining, and living areas makes this home both functional and inviting. The generously sized primary suite offers a true retreat with a spacious walk-through closet leading to a spa-inspired ensuite featuring dual vanities, a soaker tub, and a separate glass shower. The Nova offers premium amenities, including a fully equipped fitness centre, sauna, residents' lounge/party room, and landscaped courtyard. Located in the heart of the Beltline, you're just steps to 17th Avenue's vibrant dining,



shopping, and nightlife, with Co-op grocery store right across the street for ultimate convenience. Donâ€™t miss this opportunity to own one of the best units in the building.
(id:6289)

Built in 2008

Essential Information

Listing #	A2256588
Price	\$434,900
Bedrooms	2
Bathrooms	2.00
Square Footage	991
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2404, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0P4

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Guest Suite, Party Room, Recreation Centre
Features	Closet Organizers, Guest Suite, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Oven, Dryer, Microwave Range Hood Combo
Cooling	Central air conditioning
# of Stories	25

Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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