# \$375,000 - 706, 1118 12 Avenue Sw, Calgary

MLS® #A2265655

### \$375,000

2 Bedroom, 2.00 Bathroom, 1,001 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience sophisticated, high-rise living in this bright and expansive 2-bedroom plus den corner unit, perfectly situated in the highly sought-after NOVA building.

This stylish and contemporary condo features an open-concept design accentuated by extensive, floor-to-ceiling windows that flood the space with natural light and offer outstanding expansive city and mountain views. Enjoy your morning coffee or wind down in the evening on the large, southeast-facing corner balcony.

The gourmet kitchen is a chef's delight, boasting sleek quartz countertops, a Bosch gas stove, a Fisher & Paykel refrigerator, and under-cabinet lighting.

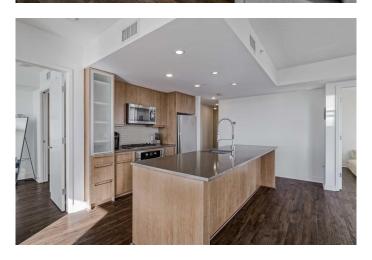
The south-facing Primary Bedroom serves as a private retreat, complete with a walk-through closet and a luxurious five-piece ensuite bathroom. The second full bathroom features a walk-in shower and is conveniently designed to function as a second ensuite, offering maximum functionality.

This prime property includes a titled underground parking stall within the secure parkade, which also provides ample visitor parking.

NOVA provides exceptional building amenities, including a stylish lounge, a fully equipped







gym, a rentable guest suite, beautiful outdoor gardens, and the luxury of a full-time concierge. With a quick walk to the downtown Co-op, shops, services, and diverse restaurants, this is an incredible opportunity to embrace convenient downtown living. Don't miss outâ€"schedule your viewing today!

#### Built in 2008

#### **Essential Information**

MLS® # A2265655 Price \$375,000

Bedrooms 2
Bathrooms 2.00

Full Baths 2

Square Footage 1,001 Acres 0.00 Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 706, 1118 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R0P4

#### **Amenities**

Amenities Bicycle Storage, Fitness Center, Guest Suite, Recreation Facilities,

Secured Parking, Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Stall, Underground

#### Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Animal Home,

No Smoking Home, Open Floorplan, Pantry, Recessed Lighting,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating Fan Coil

Cooling Central Air

# of Stories 25

#### **Exterior**

Exterior Features Storage

Construction Concrete, Mixed

# **Additional Information**

Date Listed October 20th, 2025

Days on Market 9

Zoning CC-X

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.