

**908, 1118 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2202820**



**\$390,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 703
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities		

**Inclusions:** TV Brackets

Buy Canadian! Welcome to unit 908 in the chic and sophisticated Nova building, located in one of the most desirable areas. This sun-drenched 2-bedroom, 2-bathroom SW-facing unit boasts incredible views and an abundance of natural light. With an open-concept floor plan, high-quality laminate plank and tile flooring, and sleek quartz countertops, this home exudes modern elegance. The kitchen comes equipped with a high-end appliance package, while a versatile coffee/drink/computer station adds functional style. Plus, enjoy the luxury of air-conditioned comfort throughout. The spacious primary bedroom features a walk-through closet and a private 4-piece ensuite for ultimate relaxation. The expansive living area is highlighted by soaring ceilings and floor-to-ceiling windows that enhance the bright and airy atmosphere. Step outside to your private balcony, your ideal spot for soaking up the sunshine, enjoying fresh air, or simply unwinding in peace. Included with this unit is a titled, heated underground parking stall, providing secure, year-round parking. The Nova building also offers fantastic amenities, including visitor parking, a gym, sauna, lounge area, rentable guest suites, and a full-time concierge service for added convenience. Condo fees cover heat, water/sewer, and full access to the building's amenities. Plus, this prime location puts you within walking or biking distance to shopping, dining, and all the conveniences of the vibrant Beltline area. Contact your favorite agent today to schedule a private tour and envision the luxury lifestyle that awaits you in this exceptional home.