

1602, 1118 12 Avenue SW  
Calgary, Alberta

MLS # A2199224



## \$429,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Garage Door Opener, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 671
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

This beautiful corner unit with stunning downtown views, the Bow River Valley and the Rockies has the best floor plan in 'Nova'. Featuring two bedrooms, two bathrooms, living room, large patio & in-suite storage. With 827 sq.ft of living space, central A/C, 9 ft floor to ceiling windows, titled underground parking stall, you can't beat this value! Open concept kitchen, living area, & dining area, this condo is perfect for entertaining and a modern lifestyle. Well designed open gourmet kitchen complete with Bosch gas cooktop, BI oven, dishwasher, and micro-wave w/ hood cover, back splash, over height cabinetry and a large quartz island. Conveniently located laundry room. 2 large bedrooms complete the unit; the master bedroom containing well-sized walk-through closets leading to the 4-piece en-suite. Building amenities include: fitness room, lounge/party room, sauna, & courtyard. The Nova has a great location just a short walk to 17th avenue where you will find all the restaurants, pubs, shops, parks, & Coop right across the street so you don't have to travel far. Please click the Virtual Tours for more detail!