

# \$449,900 - 2404, 1118 12 Avenue Sw, Calgary

MLS® #A2240770

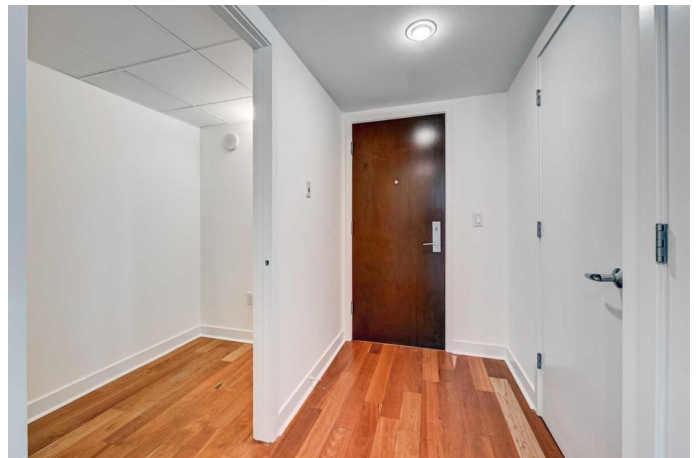
**\$449,900**

2 Bedroom, 2.00 Bathroom, 991 sqft

Residential 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. Don't miss this opportunity to own one of the best units in the building.

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240770          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 991               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2404, 1118 12 Avenue Sw |
| Subdivision | Beltline                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2R 0P4                 |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Guest Suite |
| Parking Spaces | 1  |
| Parking        | Parkade, Secured, Titled, Underground  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Oven-Built-In,                              |

|              |                      |
|--------------|----------------------|
|              | Refrigerator, Washer |
| Heating      | Fan Coil             |
| Cooling      | Central Air          |
| # of Stories | 25                   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Courtyard      |
| Construction      | Concrete, Stucco, Glass |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 4               |
| Zoning         | CC-X            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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