

# \$399,900 - 1402, 1118 12 Avenue Sw, Calgary

MLS® #A2250475

**\$399,900**

2 Bedroom, 2.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

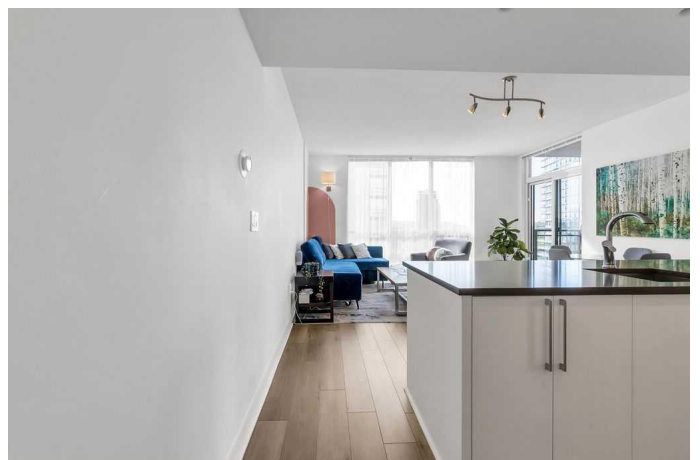
Welcome to Nova! This stunning 2 bedroom, 2 bathroom end-unit condo on the 14th floor is the perfect blend of modern design, comfort, and convenience—all in the heart of Calgary's vibrant Beltline.

Step inside to soaring floor-to-ceiling windows that flood the space with natural light and showcase breathtaking west-facing views of downtown. The open-concept layout features brand-new LVP flooring and a spacious living area that feels both stylish and cozy.

The kitchen is a dream for any inner chef or entertainer—complete with a gas cooktop, built-in oven, a massive island with seating, coffee bar, and plenty of cabinet storage. From there, step out to your private balcony with room for a BBQ and patio set, where you can soak in Calgary's sunsets over the skyline.

The bright primary suite offers a walk-through closet and a sleek 4-piece ensuite. The second bedroom doubles perfectly as a home office or guest room. A full laundry/storage room makes condo living effortless.

The Nova Tower is a secure, highly sought-after building offering 24-hour concierge service, a fully equipped fitness centre with steam rooms, a residents' lounge, party room, and a serene courtyard. This home also includes a titled underground parking stall and a large storage locker.



Located just steps from downtown’s best shops, restaurants, cafes, and parks—you’ll love the endless amenities and walkability this lifestyle brings.

Move-in ready and modern, this is downtown living at its best!

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250475          |
| Price          | \$399,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 825               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1402, 1118 12 Avenue Sw |
| Subdivision | Beltline                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2R 0P4                 |

**Amenities**

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking, Sauna |
| Parking Spaces | 1                                                                                                    |
| Parking        | Parkade, Stall, Underground                                                                          |

**Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers                                                           |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Fan Coil                                                                                       |
| Cooling           | Central Air                                                                                    |
| # of Stories      | 25                                                                                             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Other |
| Roof              | Tar/Gravel                              |
| Construction      | Concrete                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 19                |
| Zoning         | CC-X              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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