

\$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

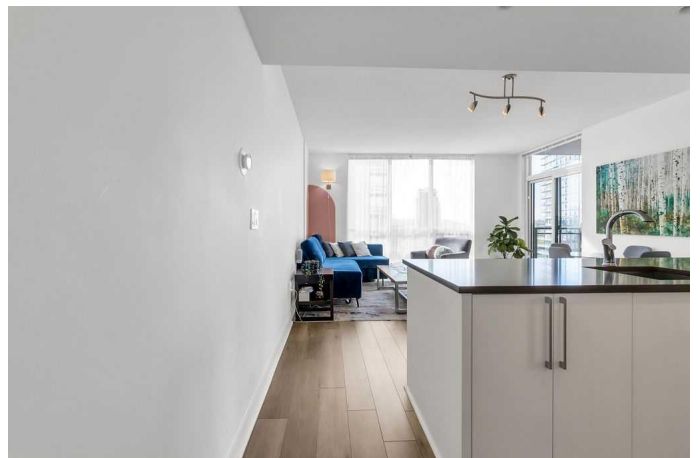
Welcome to Nova! This stunning 2 bedroom, 2 bathroom end-unit condo on the 14th floor is the perfect blend of modern design, comfort, and convenience—all in the heart of Calgary's vibrant Beltline.

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 downtownâ€™s best shops, restaurants, cafes, and parksâ€”youâ€™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, Sauna, Secured Parking, Visitor Parking |
| 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 | 24 |

Exterior

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

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 21st, 2025 |
| Days on Market | 1 |
| Zoning | CC-X |

Listing Details

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

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