

# \$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

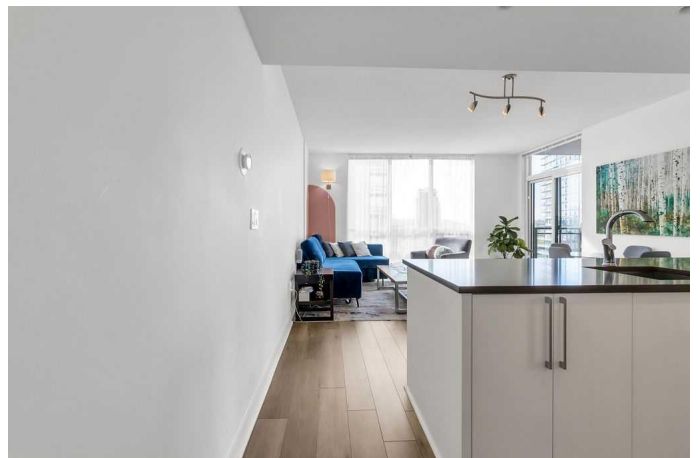
Welcome to Nova! This stunning 2 bedroom, 2 bathroom end-unit condo on the 14th floor is the perfect blend of modern design, comfort, and convenience—all in the heart of Calgary's vibrant Beltline.

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
Zoning	CC-X

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.