

# \$375,000 - 706, 1118 12 Avenue Sw, Calgary

MLS® #A2265655

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,001 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience sophisticated, high-rise living in this bright and expansive 2-bedroom plus den corner unit, perfectly situated in the highly sought-after NOVA building.

This stylish and contemporary condo features an open-concept design accentuated by extensive, floor-to-ceiling windows that flood the space with natural light and offer outstanding expansive city and mountain views. Enjoy your morning coffee or wind down in the evening on the large, southeast-facing corner balcony.

The gourmet kitchen is a chef's delight, boasting sleek quartz countertops, a Bosch gas stove, a Fisher & Paykel refrigerator, and under-cabinet lighting.

The south-facing Primary Bedroom serves as a private retreat, complete with a walk-through closet and a luxurious five-piece ensuite bathroom. The second full bathroom features a walk-in shower and is conveniently designed to function as a second ensuite, offering maximum functionality.

This prime property includes a titled underground parking stall within the secure parkade, which also provides ample visitor parking.

NOVA provides exceptional building amenities, including a stylish lounge, a fully equipped



gym, a rentable guest suite, beautiful outdoor gardens, and the luxury of a full-time concierge. With a quick walk to the downtown Co-op, shops, services, and diverse restaurants, this is an incredible opportunity to embrace convenient downtown living. Don't miss out!schedule your viewing today!

Built in 2008

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265655          |
| Price          | \$375,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,001             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 706, 1118 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R0P4                 |

Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Guest Suite, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Stall, Underground                                                                                                                  |

Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                                                                                     |
| Heating           | Fan Coil                                                                                                                                                     |
| Cooling           | None                                                                                                                                                         |
| # of Stories      | 25                                                                                                                                                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Construction      | Concrete, Mixed |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 2                  |
| Zoning         | CC-X               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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