

407, 1118 12 Avenue SW  
Calgary, Alberta

MLS # A2186210



**\$319,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	618 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

Bright south facing one bedroom unit with fresh paint & new carpet overlooking Connaught School & park in the centrally located Nova Building! The open living area presents laminate flooring & high ceilings, showcasing a spacious living area & kitchen that's tastefully finished with quartz countertops, eating bar, contrasting dark cabinetry & stainless steel appliances. A desk alcove is tucked away beside the kitchen &ndash; a perfect space for those work from home days. The good-sized bedroom features an ample walk-through closet to a 4 piece bath with new countertop. Other notable features include a storage room (or den), in-suite laundry, large south facing balcony & one titled secured underground parking stall. The Nova Building also boasts many amenities including 24-hour concierge service, fitness centre, 2 guest suites, lounge room with comfortable seating areas, bar, welcoming fireplace & TV. There is also plenty of visitor parking & bike storage located in the parkade. The central location can't be beat &ndash; walking distance to 17th Avenue & shopping, plus close to Bow River pathways & public transit.