

\$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	Central Air
# of Stories	25

Exterior

Exterior Features	Storage
Construction	Concrete, Mixed

Additional Information

Date Listed	October 20th, 2025
Days on Market	22
Zoning	CC-X

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.