

**1307, 1118 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2249392**



**\$299,000**

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

|                    |                                                                        |                   |        |
|--------------------|------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                      | <b>Condo Fee:</b> | \$ 503 |
| <b>Basement:</b>   | -                                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                               | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | -                                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, High Ceilings, Soaking Tub, Stone Counters, Storage |                   |        |

**Inclusions:** N/A

**\*\*ATTENTION: INVESTORS, FIRST TIME HOME BUYERS, YOUNG PROFESSIONALS, VANCOUVER, TORONTO\*\* THIS IS THE BEST DEAL @ NOVA | 1 Bed - 1 Bath + Den/Storage/Office | UNDER 300k | SOUTH FACING UNOBSTRUCTED VIEW | AIR CONDITIONED | XL UNDERGROUND PARKING STALL | IN SUITE LAUNDRY | FITNESS FACILITY | CONCIERGE | EXECUTIVE FLOOR-PLAN | \*Welcome Home\* This is the one you have been waiting for&hellip;. South facing, Air conditioned, bright, sunny 1 bedroom, 1 full bath with in suite laundry on a high floor with unobstructed south facing views. Very efficient layout with open kitchen, dining and living room space. The U shaped kitchen has a gas stove top, oven, micro hood-fan, refrigerator, dishwasher, combination of drawers and cupboards, tiled backsplash and breakfast bar/island. Just off the kitchen is a handy built-in desk area. Sliding doors from the living room lead onto a good sized balcony. Enjoy sweeping panoramic views south of the city. Same views can be enjoyed from the bedroom where a walk-through closet leads to the 4 pc cheater ensuite bath where the stacked laundry is also located. A large in suite storage locker completes the space. Building amenities include security personnel & concierge, guest suites, fitness room, party room, roof top deck on the 2nd floor shared with Stella & visitor parking. Easy access into and out of downtown, vibrant area close to all amenities & everything you need downtown&hellip; shopping, coffee shops, restaurants and the Co-Op midtown just a block north.**