

# \$499,900 - 2504, 1118 12 Avenue Sw, Calgary

MLS® #A2200822

**\$499,900**

2 Bedroom, 2.00 Bathroom, 1,022 sqft  
Residential on 0.00 Acres

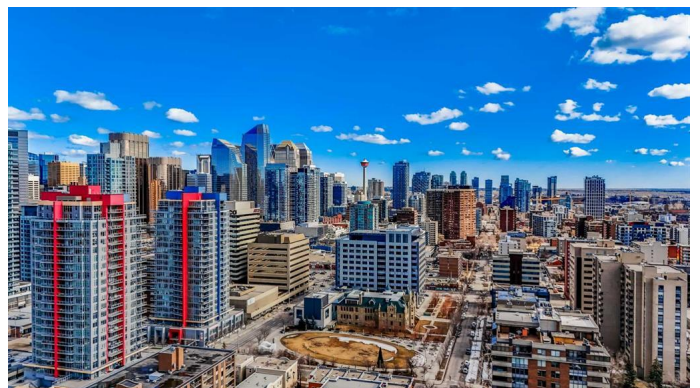
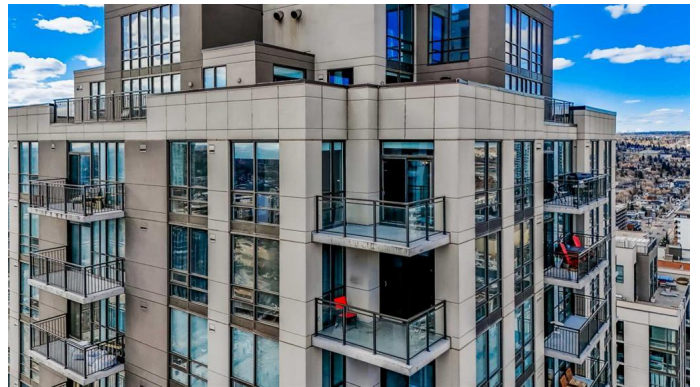
Beltline, Calgary, Alberta

Spectacular Sub-Penthouse on the 25th floor of the prestigious Nova building. Breathtaking unobstructed panoramic vistas of the Downtown skyline, river valley, & inner city! Sprawling 1000+ Sq Ft corner unit, flooded with natural light from many large windows. 2 generously sized bedrooms, each at opposite ends of the unit offering privacy and flexibility. Engineered hardwood throughout, with over height 9' ceilings. Chef's inspired kitchen with ample storage, deluxe stainless steel appliances, quartz countertops, & views from the kitchen! Modern open plan makes intelligent use of the unit's size. Primary bedroom complete with large walk-through closet & 5 piece ensuite with dual sinks, quartz counters, separate glass shower, and deep soaker tub. Well managed building with fitness center, heated underground parking, assigned storage unit, lush outdoor courtyard, party room, & guest suite! Quiet concrete building with central A/C. Located across from a park, with easy access to 17th ave nightlife & all the amenities of Downtown. Just steps to Co-Op. Incredible value for an iconic inner city lifestyle property!

Built in 2008

## Essential Information

MLS® #	A2200822
Price	\$499,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### **Community Information**

Address	2504, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0P4

### **Amenities**

Amenities	Recreation Facilities, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	Central Air
# of Stories	26

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	March 10th, 2025
-------------	------------------

Days on Market 1  
Zoning CC-X

### **Listing Details**

Listing Office RE/MAX Complete 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.