

\$449,900 - 2404, 1118 12 Avenue Sw, Calgary

MLS® #A2240770

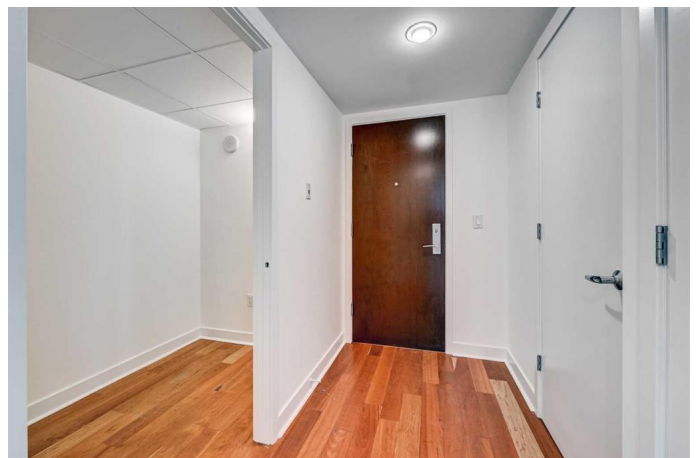
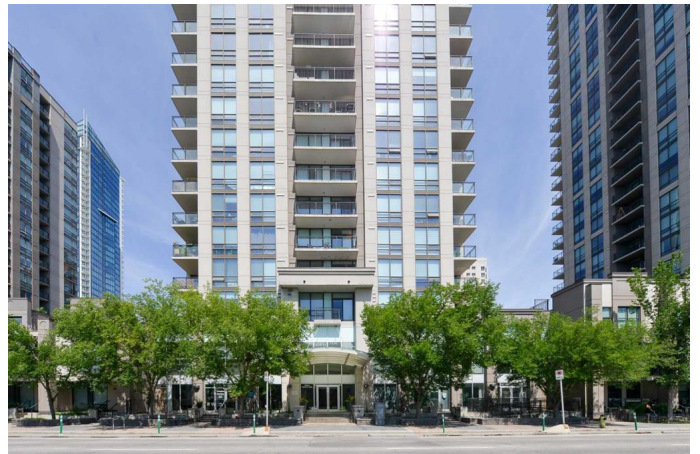
\$449,900

2 Bedroom, 2.00 Bathroom, 991 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated urban living in this stunning sub-penthouse unit on the 24th floor of the Nova Building, featuring one of the most spectacular panoramic NE corner views in the city. This highly coveted floor plan offers 2 bedrooms + den, 2 full bathrooms, titled underground parking, and 2 storage lockers, providing exceptional comfort and convenience. Recently updated throughout, this move-in-ready home has been freshly painted, including ceilings, with new doors and baseboards adding a crisp, modern finish. The open-concept layout features floor-to-ceiling windows, flooding the space with natural light and showcasing the breathtaking skyline. Interior details include luxury wide-plank laminate hardwood flooring, quartz countertops, a massive kitchen island, and brand-new, never-used stainless steel appliances including a fridge, microwave/hood fan, and dishwasher. Perfect for entertaining or day-to-day living, the seamless flow between the kitchen, dining, and living areas makes this home both functional and inviting. The generously sized primary suite offers a true retreat with a spacious walk-through closet leading to a spa-inspired ensuite featuring dual vanities, a soaker tub, and a separate glass shower. The Nova offers premium amenities, including a fully equipped fitness centre, sauna, residents' lounge/party room, and landscaped courtyard. Located in the heart of the Beltline, you're just steps to 17th Avenue's vibrant dining,



shopping, and nightlife, with Co-op grocery store right across the street for ultimate convenience. Don't miss this opportunity to own one of the best units in the building.

Built in 2008

Essential Information

MLS® #	A2240770
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	991
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2404, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0P4

Amenities

Amenities	Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Guest Suite
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Oven-Built-In,

	Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	25

Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete, Stucco, Glass

Additional Information

Date Listed	July 18th, 2025
Days on Market	19
Zoning	CC-X

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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