

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

MLS® #A2240770

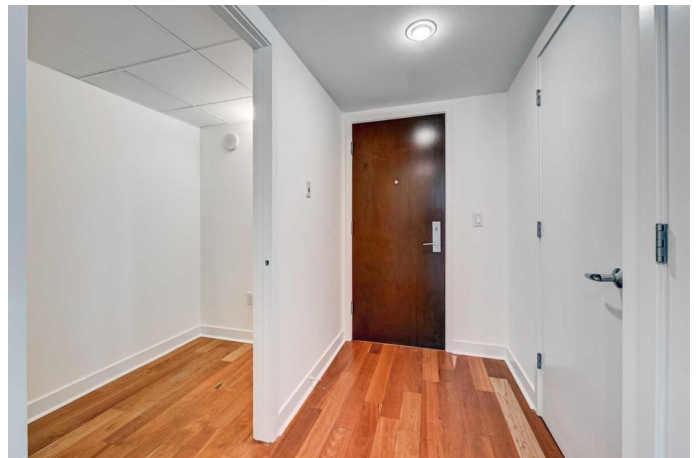
**\$449,900**

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. Donâ€™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	5
Zoning	CC-X

### Listing Details

Listing Office	RE/MAX Realty Professionals
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