1407 1118 12 Avenue SW

Calgary | Active | MLS® A2340844

$279,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2008**	**607.07 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Welcome to elevated urban living on the top side of the city. This sun-filled, south-facing one-bedroom condo serves up incredible views of the Rocky Mountains, filling the entire space with warm natural light through big floor-to-ceiling windows. The layout is open, comfortable, and practical, featuring high ceilings that make the main living area feel bright and airy. In the kitchen, you will find clean flat-panel cabinets, sturdy stone countertops, under-cabinet lighting, and built-in stainless steel appliances. There is even a handy built-in desk nook right off the main area, giving you a quiet spot to work from home without cluttering your living room. The spacious bedroom leads right through a walk-through closet into a clean, full four-piece bath. Everyday living is easy with in-suite laundry, extra storage inside the unit, and a separate assigned storage locker downstairs. When it is time to kick back, step out onto your large private balcony to soak in the views and open air. Nova offers great day-to-day amenities, including 24-hour concierge service, a well-equipped gym with steam rooms, a social lounge with a wet bar, heated underground parking, and a guest suite for out-of-town visitors. Step out your front door to explore the vibrant energy of 17th Avenue, home to premier dining, boutique shopping, cozy cafes, and lush neighborhood parks. Whether you are searching for an exceptional personal residence or a high-performing addition to your real estate portfolio, this property presents an outstanding opportunity.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340844
Bedrooms	1
Bathrooms	1
Year Built	2008
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	607.07 sq. ft.
Main Level Finished Area:	607.07 sq. ft.
Condo Fee:	$520.89
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	14
Stories Total:	27
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2008 (Age: 18)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0814769
Heating:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	No

Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Nova
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Secured Parking
Appliances:	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Storage · 6'11" × 5' ·
Main Floor	Kitchen · 9'7" × 6'9" ·
Main Floor	Dining Room · 15' × 6'7" ·
Main Floor	Living Room · 10'11" × 9'11" ·
Main Floor	Bedroom · 10'3" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby

Interior Features:	Kitchen Island, Open Floorplan, Stone Counters, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-X
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1407-1118-12-avenue-sw-calgary-a2340844/

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