2407 1118 12 Avenue SW

Calgary | Active | MLS® A2298801

$289,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2013**	**612 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

If you've been searching for a condo in the Beltline, you already know NOVA has built a strong reputation-and this south-facing one-bedroom, one-bathroom suite on the 24th floor, is a great example of why. Floor-to-ceiling windows flood the space with natural light and showcase stunning city and Rocky Mountain views you'll never get tired of.

Inside, you'll find, wide-plank engineered hardwood, and a thoughtfully designed layout. The kitchen features premium appliances, a gas cooktop, and a quartz island with seating, while a built-in desk nook creates the perfect work-from-home space.

The spacious bedroom offers plenty of room to unwind, and the suite is complete with a full bathroom and dedicated laundry area.

NOVA residents enjoy a fitness centre with steam room, owners' lounge, guest suites, and 24-hour concierge. Add in titled underground parking, assigned storage unit, and it's easy to see why this is one of Calgary's most sought-after Beltline addresses.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2298801
Bedrooms	1
Bathrooms	1
Year Built	2013
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:	612 sq. ft.
Condo Fee:	$520.89
Condo Fee Includes:	Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	24
Stories Total:	27
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2013 (Age: 13)
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:	Central
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Flat
Ensuite:	No

Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Calla
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Sauna, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Cooktop, Electric Oven, Garburator, Microwave, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 10'10" × 8'1" ·
Main Floor	Kitchen · 9'9" × 8'10" ·
Main Floor	Dining Room · 9' × 4'11" ·
Main Floor	Bedroom · 10'10" × 10' ·
Main Floor	Walk-In Closet · 6'3" × 5'8" ·
Main Floor	Den · 6'11" × 5'1" ·
Main Floor	Laundry · 2'11" × 2'10" ·
Main Floor	Balcony · 15'9" × 4'9" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, See Remarks
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-X
Listed Date:	Jul 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2407-1118-12-avenue-sw-calgary-a2298801/

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