

# \$299,000 - 1307, 1118 12 Avenue Sw, Calgary

MLS® #A2249392

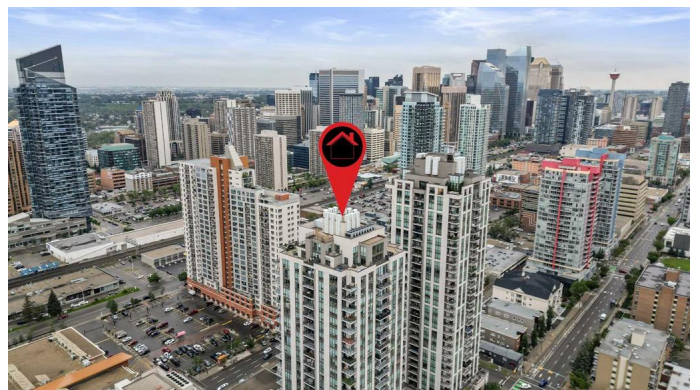
**\$299,000**

1 Bedroom, 1.00 Bathroom, 618 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*ATTENTION: INVESTORS, FIRST TIME HOME BUYERS, YOUNG PROFESSIONALS, VANCOUVER, TORONTO\*\* THIS IS THE BEST DEAL @ NOVA | 1 Bed - 1 Bath + Den/Storage/Office | UNDER 300k | SOUTH FACING UNOBSTRUCTED VIEW | AIR CONDITIONED | XL UNDERGROUND PARKING STALL | IN SUITE LAUNDRY | FITNESS FACILITY | CONCIERGE | EXECUTIVE FLOOR-PLAN | \*Welcome Home\* This is the one you have been waiting for!** South facing, Air conditioned, bright, sunny 1 bedroom, 1 full bath with in suite laundry on a high floor with unobstructed city and mountain views. Very efficient layout with open kitchen, dining and living room space. The U shaped kitchen has a gas stove top, oven, micro hood-fan, refrigerator, dishwasher, combination of drawers and cupboards, tiled backsplash and breakfast bar/island, Just off the kitchen is a handy built-in desk area. Sliding doors from the living room lead onto a good sized balcony. Enjoy sweeping panoramic views south of the city, mountains, sunrise to sunset from the main living space. The same views can be enjoyed from the bedroom where a walk-through closet leads to the 4 pc cheater ensuite bath where the stacked laundry is also located. A large storage/den/office area completes the space. Building amenities include security personnel & concierge, guest suites, fitness room, party room, roof top deck on the 2nd floor shared



with Stella & visitor parking. Easy access into and out of downtown, vibrant area close to all amenities & everything you need downtownâ€¦ shopping, coffee shops, restaurants and the Co-Op midtown just a block north.

Built in 2008

### Essential Information

MLS® #	A2249392
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	618
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1307, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0P4

### Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Party Room, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Built-in Features, High Ceilings, Soaking Tub, Storage, Stone Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan,

	Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	27

### Exterior

Exterior Features	Courtyard
Construction	Concrete

### Additional Information

Date Listed	August 18th, 2025
Days on Market	1
Zoning	CC-X

### Listing Details

Listing Office	RE/MAX House of Real Estate
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