

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

MLS® #A2249392

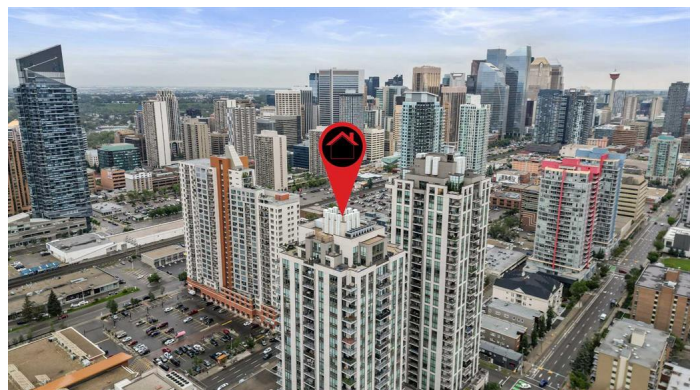
\$299,000

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	5
Zoning	CC-X

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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