

603, 1118 12 Avenue SW

Calgary, Alberta

MLS # A2249228



\$310,000



Division:	Beltline			
Type:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	623 sq.ft.	Age:	2008 (17 yrs old)	
Beds:	1	Baths:	1	
Garage:	Parkade, See Remarks, Titled, Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Fan Coil		Water:	-
Floors:	Ceramic Tile, Hardwood		Sewer:	-
Roof:	Membrane		Condo Fee:	\$ 502
Basement:	-		LLD:	-
Exterior:	Concrete, Stone, Stucco		Zoning:	CC-X
Foundation:	-		Utilities:	-
Features:	High Ceilings, Open Floorplan, Recessed Lighting, Steam Room, Stone Counters			
Inclusions:	Wardrobe/closet organizer, shoe organizer, furnishings (see member remarks)			

****OPEN HOUSE SATURDAY, SEPT 13th NOON-3 PM**** Step into style, comfort, and convenience in this sophisticated, AIR-CONDITIONED 1-BEDROOM + DEN condo designed with young professionals in mind. Nestled in the heart of Calgary’s Beltline in the esteemed STELLA NOVA complex, this contemporary residence offers the perfect blend of vibrant city living and upscale amenities. Inside, you’ll love the bright, airy layout with high ceilings, brand-new engineered wood floors, and floor-to-ceiling windows dressed with stylish new cellular pleated shades. Freshly painted and move-in ready, the home features a Euro-inspired kitchen with quartz counters, Bosch gas cooktop, Fisher & Paykel fridge, and sleek cabinetry—perfect for culinary inspiration or effortless entertaining. A separate den/home office, walk-through closets with wardrobe organizers, smart built-in storage and in-suite laundry make daily living seamless. Step outside to your generous balcony or enjoy the range of RESORT-STYLE AMENITIES: a full-time Concierge, fitness centre with steam room, party room/owners lounge, landscaped courtyard, rentable guest suite, visitor parking, and secure bicycle storage. Titled heated underground parking (with an extra-wide stall!) plus assigned storage ensure both convenience and peace of mind. Location is ideal —walk or bike to downtown, 17th Avenue, and local hotspots, including Calgary’s top-rated Pizzeria Gaga. At day’s end, take in panoramic views of McMahon Stadium, Nose Hill, and the city lights from your living room retreat. This is more than a condo—it’s your gateway to vibrant, connected inner-city living.