

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

MLS® #A2249392

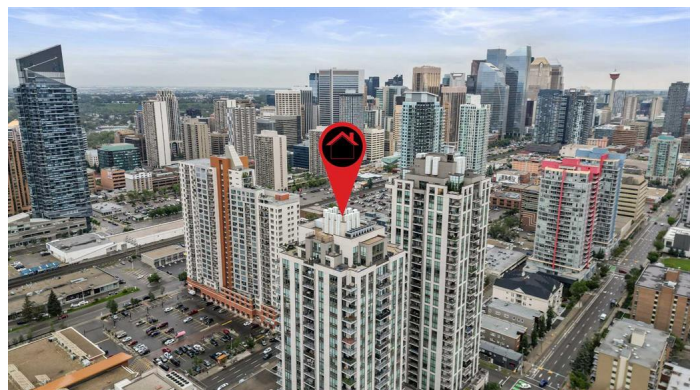
**\$299,000**

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 | 4                 |
| Zoning         | CC-X              |

## Listing Details

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

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