

\$310,000 - 603, 1118 12 Avenue Sw, Calgary

MLS® #A2249228

\$310,000

1 Bedroom, 1.00 Bathroom, 623 sqft

Residential on 0.00 Acres

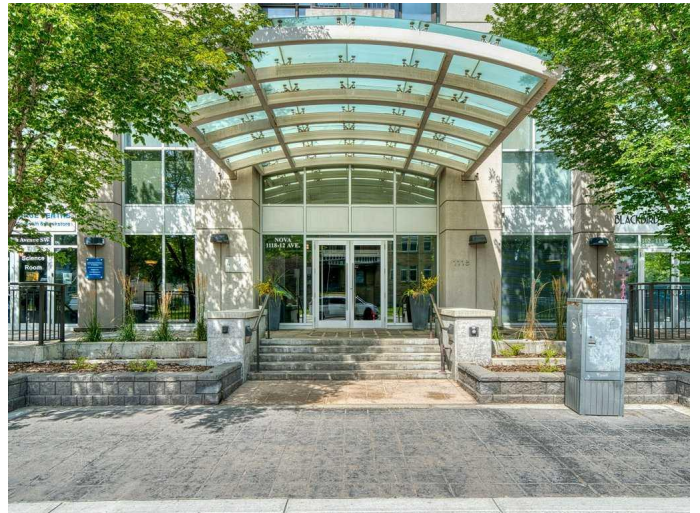
Beltline, Calgary, Alberta

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



dayâ€™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 condoâ€™itâ€™s your gateway to vibrant, connected inner-city living.

Built in 2008

Essential Information

MLS® #	A2249228
Price	\$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	623
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	603, 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, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground, See Remarks

Interior

Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters, Steam Room
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Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	27

Exterior

Exterior Features	Courtyard
Roof	Membrane
Construction	Concrete, Stone, Stucco

Additional Information

Date Listed	August 16th, 2025
Days on Market	6
Zoning	CC-X

Listing Details

Listing Office	CIR Realty
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