

FOR SALE

Unit 102 1118 12 Ave SW

Unit 102, 1118 12 Avenue SW is a commercial condo in the Beltline, a vibrant, urban neighbourhood where culture, commerce, and community converge.

The Beltline is one of the city's most walkable and energetic districts, known for its mix of modern high-rises, historic character buildings, and lively streetscapes.

The area attracts a diverse, affluent population of professionals, residents, and visitors, supported by high daytime and evening foot traffic.



12th Avenue offers exceptional visibility, strong local engagement, and year-round activity in the heart of the city.

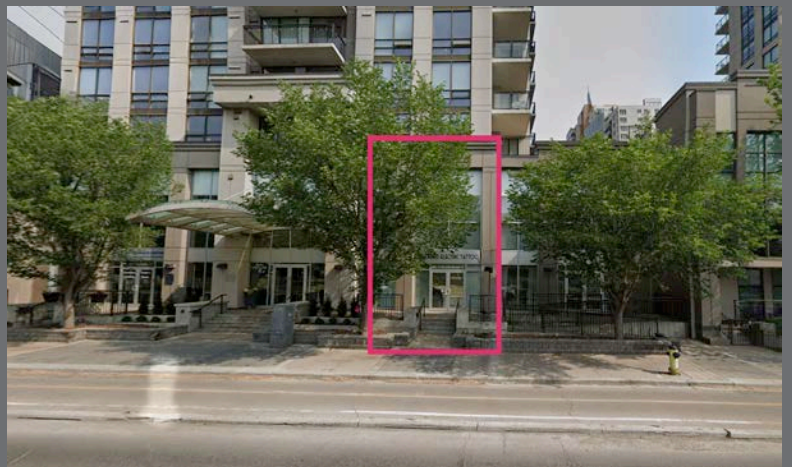
FOR SALE

Retail/Office Condominium

Unit 102 1,108 SF



Located in the Nova Building, one of three towers in a 550 unit condominium complex on 12 Avenue SW, this main-floor retail opportunity benefits from a built-in residential customer base and prominent exposure along busy 12 Avenue SW.



CORE Commercial.ca

Suite 830, 407 2nd Street SW
Calgary, Alberta T2P2Y5

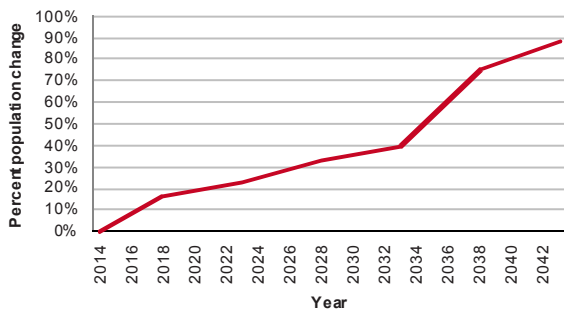
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CONDOMINIUM INFORMATION

Condo Plan:	0814769
Price:	\$605,000
Year Built:	2008
Suite 102:	1,108 SF Total Main: 875 SF Mezzanine: 233 SF
Parking:	1 Titled Parking Stall
Zoning:	CC-X Centre City Mixed Use District
Condo Fees:	\$732.54 per month
Property Tax:	\$10,607 per annum

**Beltline
Population Projection**



City of Calgary projections suggest the Beltline will continue to grow as one of Calgary's densest and fastest-growing neighbourhoods with significant residential development and high-rise construction supporting this trend



Main Floor (926 SF)

This open-concept main floor is highlighted by dramatic double-height windows that bring in abundant natural light. The flexible space is suited for retail, office, or professional service use.



CONTACT

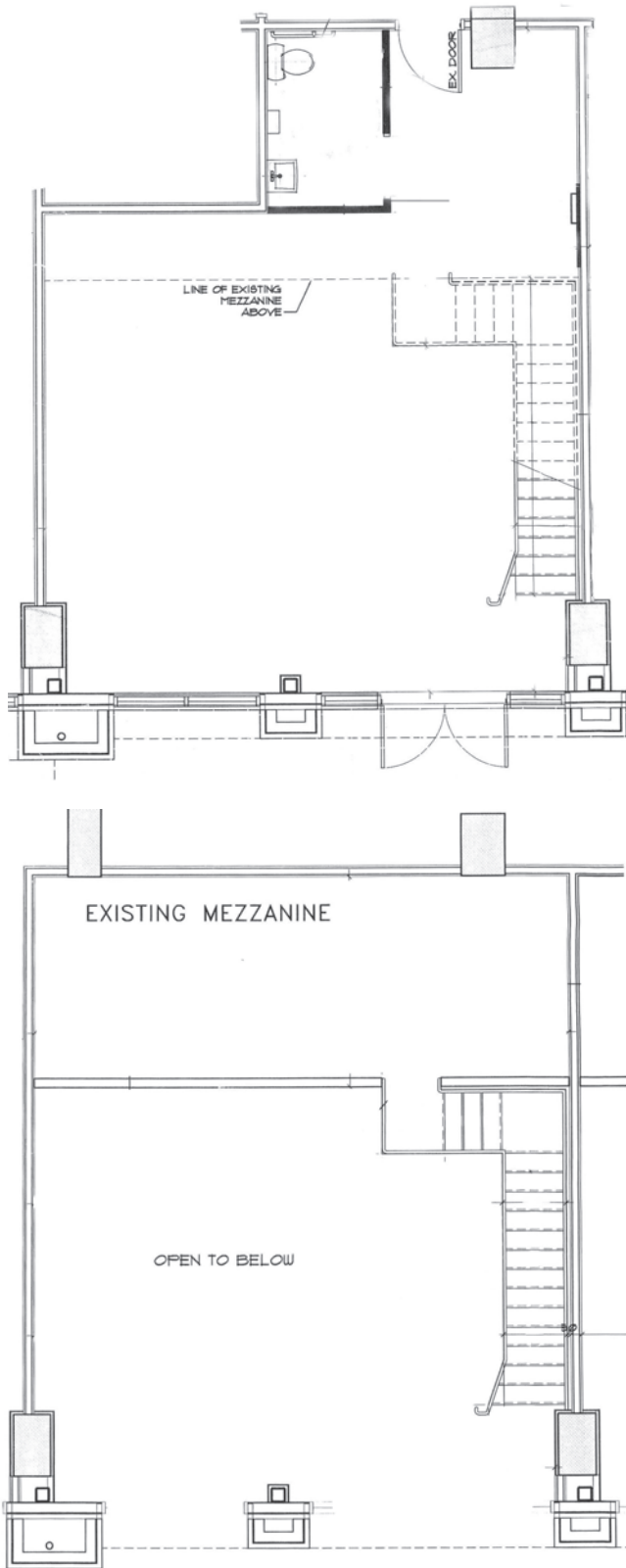
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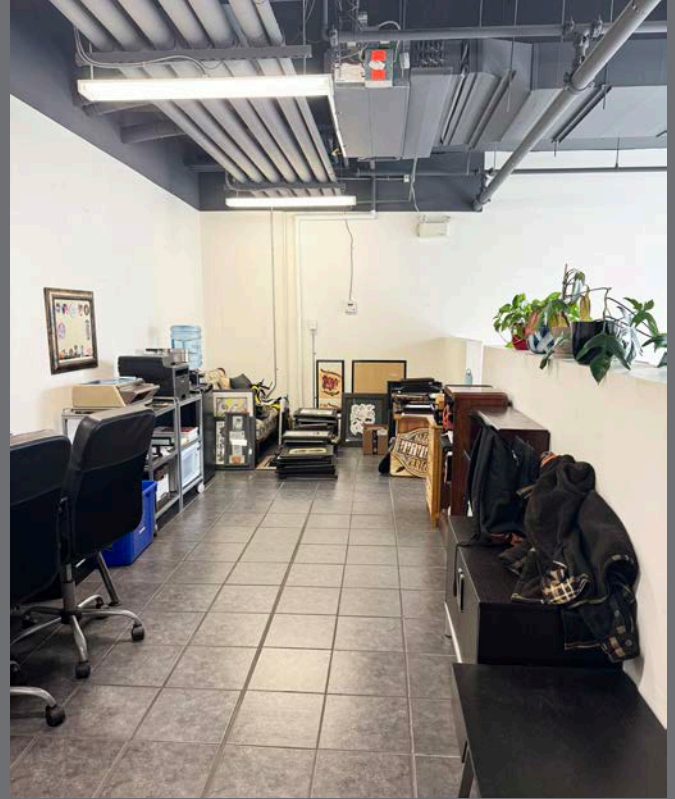
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Unit 102 1118 12 Ave SW



SALE PRICE: \$605,000



Mezzanine Office (247 SF)

A bright and comfortable mezzanine-level office that overlooks the main floor, creating an open and connected feel. Ideal for administrative use, consulting, or a private workspace with visual connection to the office or retail area below.

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