

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.



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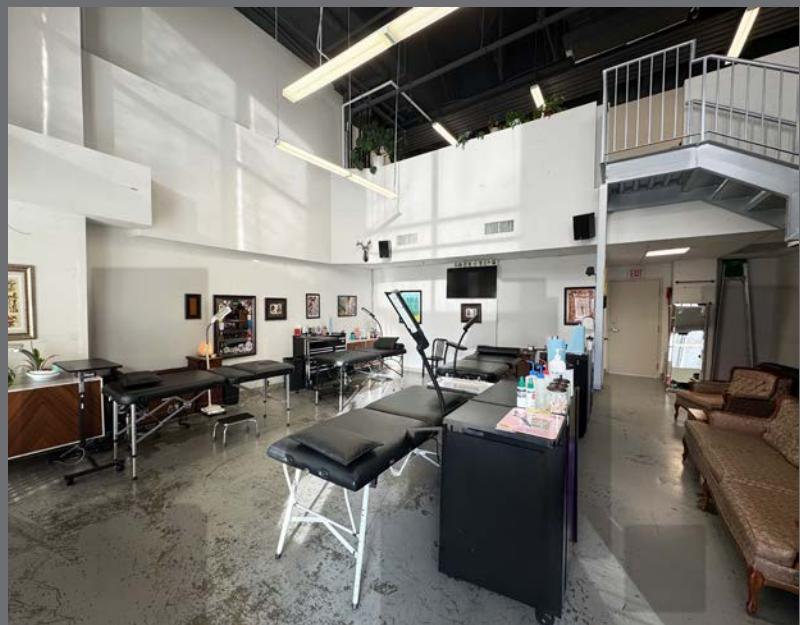
CORE Commercial.ca
Suite 830, 407 2nd Street SW
Calgary, Alberta T2P2Y5

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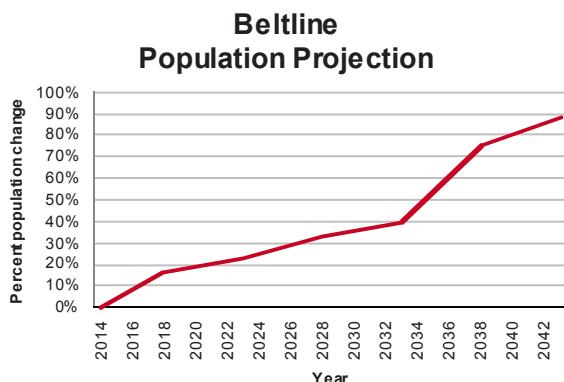
CONDOMINIUM INFORMATION

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



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.



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



CONTACT

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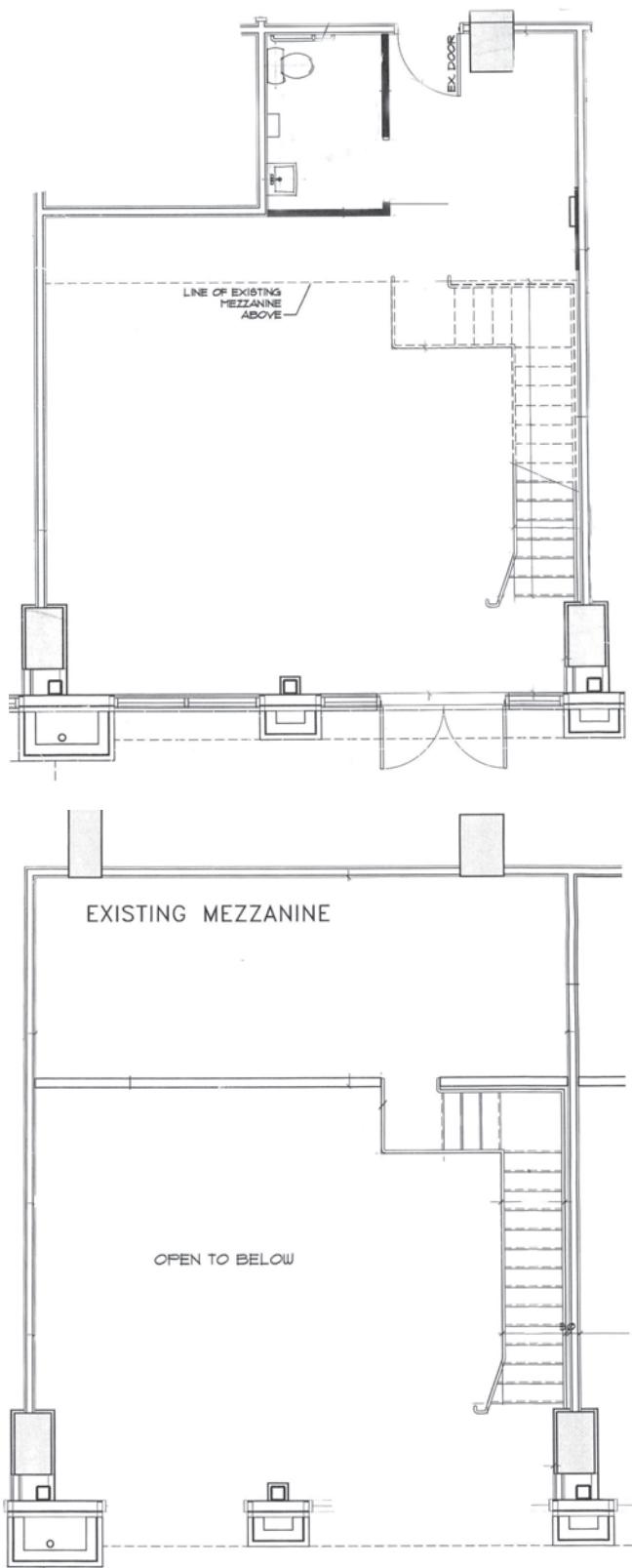
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SALE PRICE: \$605,000



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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