

\$459,900 - 203, 530 12 Avenue Sw, Calgary

MLS® #A2085706

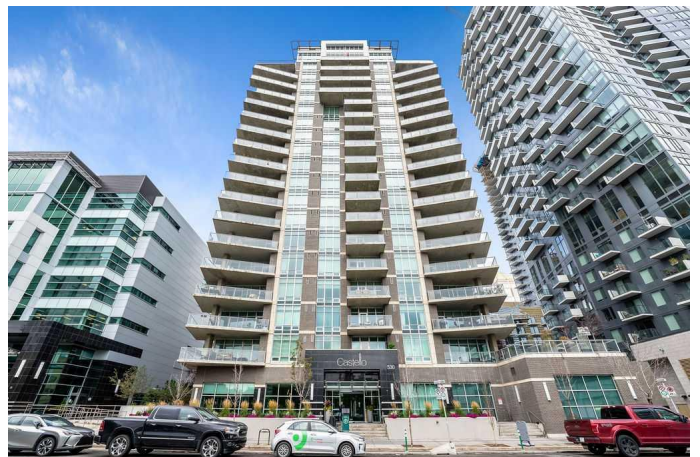
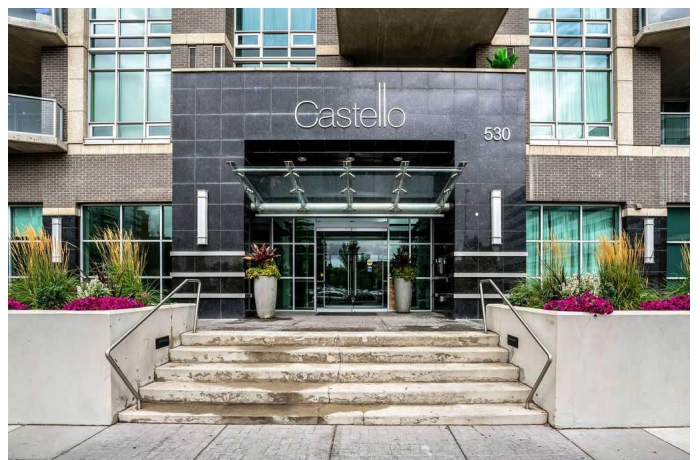
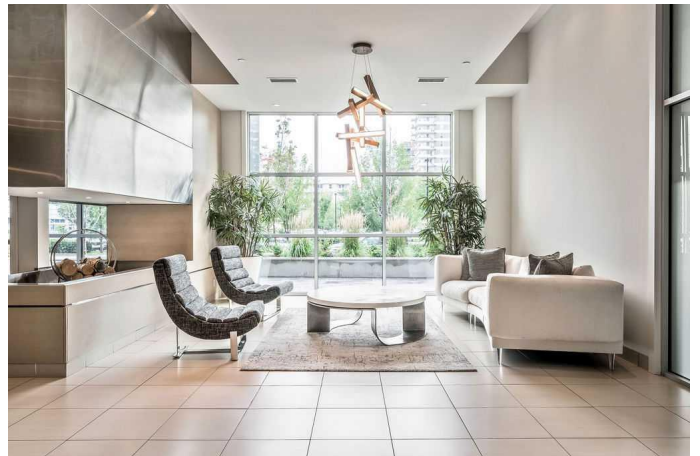
\$459,900

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Castello! This executive condo is more than just a residence; it's an invitation to experience the vibrant Beltline lifestyle. Living in The Castello condominium means enjoying a host of luxurious amenities, including a dedicated concierge service and a well-equipped gym. Step inside and immediately notice how modern sophistication harmoniously blends with an inviting sense of comfort. The kitchen is finished with stainless steel appliances, granite counter tops, a dedicated wine fridge- the large peninsula island has additional seating for your guests. This open-concept design transforms the dining and living area into the heart of your home and the large windows invite abundant natural light, bathing the entire area in a warm, inviting glow. The primary bedroom is your own private retreat that exudes elegance and luxury and seamlessly connects to your bathroom and large walk-in closet. This condo offers a versatile second bedroom that adapts to your needs. Whether you have guests staying over, require a home office, or desire a flexible space, this bedroom is designed to accommodate it all. A second 4 piece bathroom and laundry closet complete this beautiful indoor space. But it doesn't end there. This condo offers a remarkable feature that sets it apart—An expansive 12X37 foot partially covered balcony that redefines outdoor living. Imagine hosting summer BBQs and gatherings while you sip on refreshing drinks and creating lasting memories with your



friends! This condo comes complete with one titled parking spot and one titled storage unit in the secure and heated underground parkade. And you'll love the convenience of the covered off-street parkade exclusively for your visitors. Recent upgrades to the condo include: laminate flooring & carpet in the 2nd bedroom, interior paint and replacement of the washer & dryer in 2021. Welcome to urban Calgary living at it's finest- Explore the trendy boutiques, savor culinary delights, and immerse yourself in the energetic pulse of city life—all just steps from your doorstep- Book your showing today!

Built in 2008

Essential Information

MLS® #	A2085706
Price	\$459,900
Sold Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	203, 530 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0B1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Double Vanity, Kitchen Island, See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	19

Exterior

Exterior Features	None
Construction	Concrete, Metal Siding, Stone

Additional Information

Date Listed	October 7th, 2023
Date Sold	November 2nd, 2023
Days on Market	23
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.