

\$544,900 - 1804, 530 12 Avenue Sw, Calgary

MLS® #A2111240

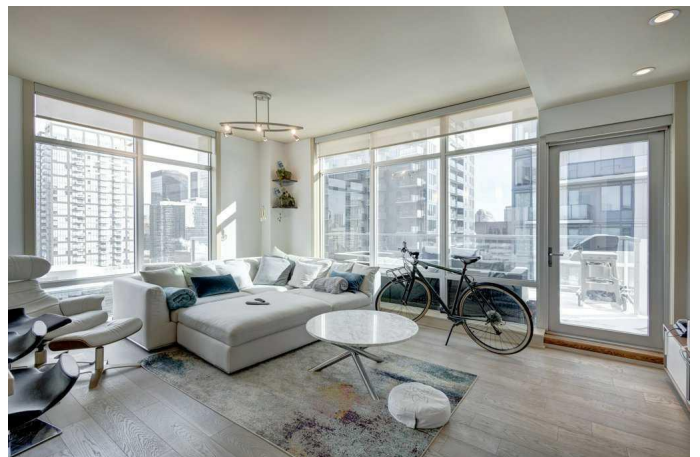
\$544,900

2 Bedroom, 2.00 Bathroom, 1,095 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Perched high on the 18th floor this modern SUB-PENTHOUSE CORNER UNIT is an impressive masterpiece. The amenity-rich Castello building has 19 floors with only 6 units per floor meaning each unit is extremely spacious with massive roof top balconies and outstanding Downtown views - this is truly one of Calgary's premier executive high-rise buildings! Located in the midst of Calgary's premier entertainment district, just steps from downtown and Calgary's prime 17 Ave and Mission entertainment district with nightlife, dining, pubs, diverse shops and much more right at your doorstep. Then come home to a quiet sanctuary. The bright, open and sophisticated unit is perfectly centred around the expansive floor to ceiling corner windows expertly framing 180 degrees of show stopping views. Additional features include 9' ceilings, Luxury vinyl plank flooring, distinctive finishes, endless natural light, central air conditioning and an open and airy floor plan. The gourmet kitchen inspires culinary adventures boasting quartz countertops, stainless steel appliances, a centre island with a beverage fridge and clear sightlines for unobstructed conversations. Sit back and relax in the inviting living room bathed and revel in those opulent views. Unwind on the massive roof top balcony or host summer barbeques with the big city lights, and the jaw-dropping downtown views as the stunning backdrop. The spectacular views continue into the swoon-worthy master oasis



featuring a lavish ensuite with dual sinks, an oversized shower and a large walk-in closet. The second bedroom is perfect for guests or an office and is ideally situated next to the second bathroom. In-suite laundry, a titled storage locker and 2 titled UNDERGROUND PARKING STALLS . STALL 139 IS OVERSIZED FOR HANDICAPP ACCESS . And is conveniently located next to the elevator entrance. The building amenities are extensive including a well-equipped fitness room, a guest suite, visitor parking, hi-tech security and much more! This unbeatable location is an easy walk or bike ride to downtown and the river or stroll along 4th Street and 17th Ave taking in the variety of shops, caf  s and award-winning restaurants then come home to a safe and quiet building. There   s nothing left to do but move right in and enjoy an easy urban lifestyle!

Built in 2008

Essential Information

MLS�� #	A2111240
Price	\$544,900
Sold Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

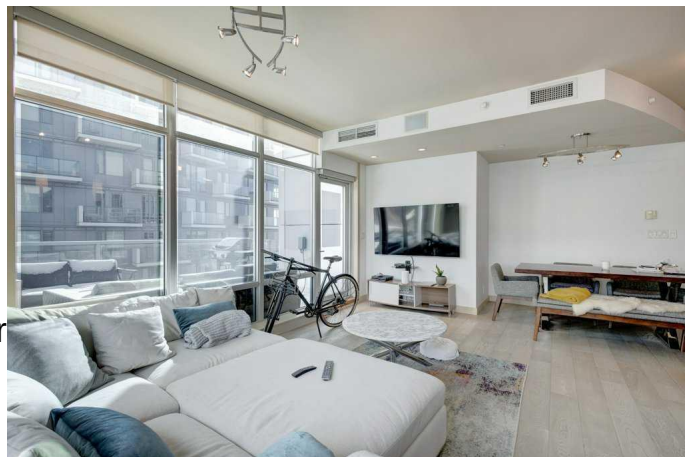
Community Information

Address	1804, 530 12 Avenue Sw
Subdivision	Beltline

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0B1

Amenities

Amenities	Elevator(s), Fitness Center, Parking
Parking Spaces	2
Parking	Guest, Heated Garage, Parkade, Titled, Underground



Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	19
Basement	None

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Many Trees, Views
Roof	Rubber
Construction	Concrete, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	May 22nd, 2024
Days on Market	83
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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