

\$649,000 - 205, 530 12 Avenue Sw, Calgary

MLS® #A2120177

\$649,000

2 Bedroom, 2.00 Bathroom, 1,166 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

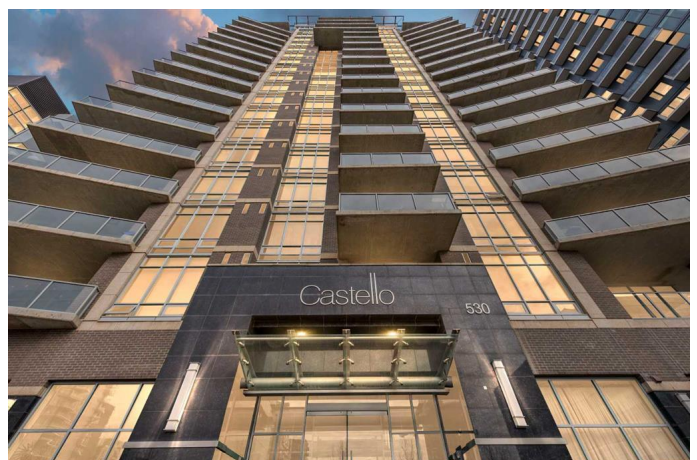
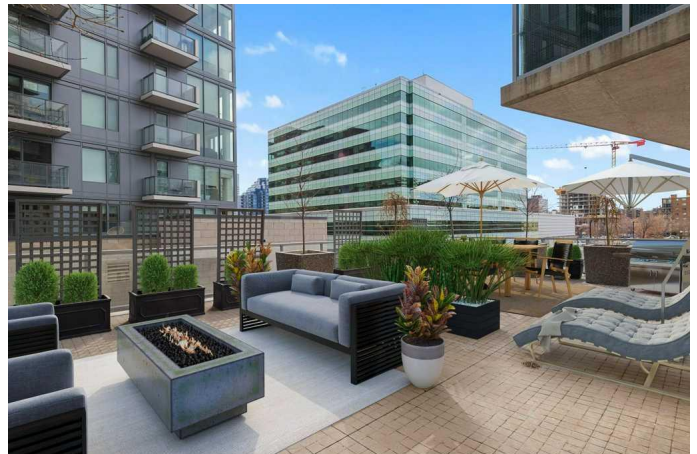
Step into urban luxury with this stunning 2-bedroom 2-bathroom corner condominium boasting a sprawling and rare 1500 +/- square foot terrace, perfect for outdoor entertaining, gardening, and relaxation. Located in the heart of the beltline, this modern residence offers a seamless blend of style, comfort, and convenience.

As you enter, you're greeted by sleek and sophisticated design elements that flow effortlessly throughout the space. The open-concept living area is bathed in natural light, thanks to floor-to-ceiling windows that frame the breathtakingly bright south facing views.

The gourmet kitchen is a chef's dream, equipped with top-of-the-line appliances, custom cabinetry, and a spacious island ideal for culinary creations and casual dining alike. Entertain guests in style in the elegant dining area, or step outside to the expansive terrace and enjoy al fresco dining against the backdrop of the urban landscape.

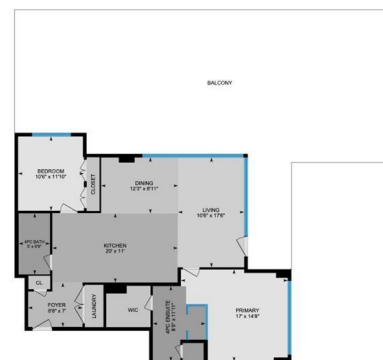
Retreat to the luxurious primary bedroom, offering a private oasis in the heart of the city, complete with a lavish ensuite bathroom and custom built out walk in closet. The second bedroom is equally well-appointed, with ample closet space and large windows.

This showplace also features a host of amenities, including a fitness center, concierge, guest suite, and secure parking, for both owners and guests. With its prime location near shopping, dining, and



205-530 12 Ave SW, Calgary, AB

Main Floor Interior Area 1165.61 sq ft



0 5 10
ft

PREPARED: 2024/04/04

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



entertainment options, you'll have the best of city living right at your doorstep. Welcome home to the epitome of modern sophistication.

Built in 2008

Essential Information

MLS® #	A2120177
Price	\$649,000
Sold Price	\$630,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	205, 530 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0B1

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wired
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	for Sound
Appliances	Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
# of Stories	19

Exterior

Exterior Features	Balcony, Lighting
Construction	Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 21st, 2024
Days on Market	39
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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