

\$574,900 - 1105, 530 12 Avenue Sw, Calgary

MLS® #A2121358

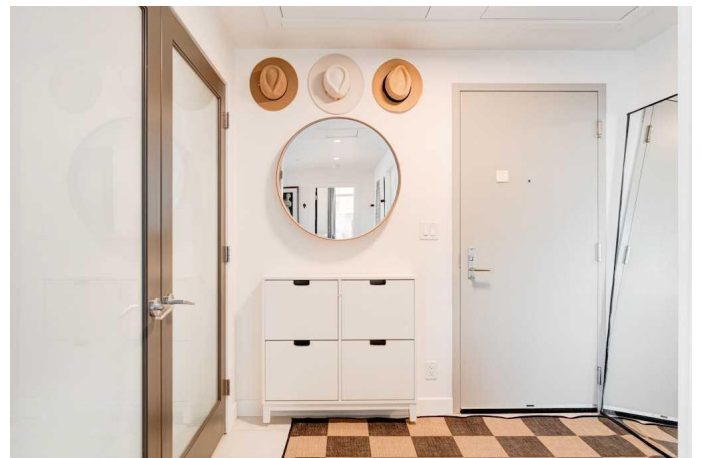
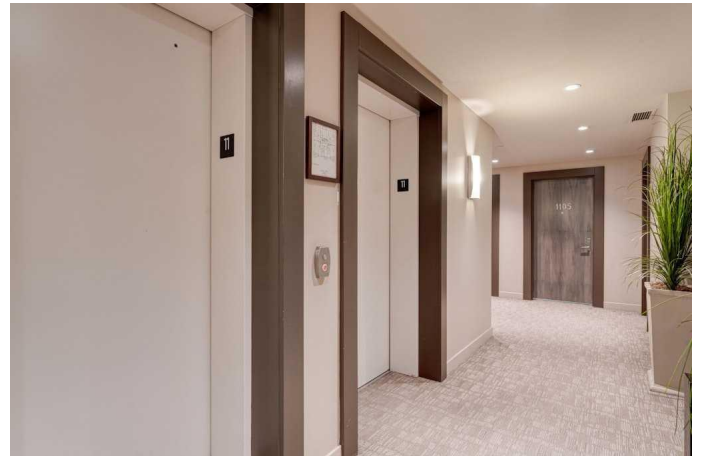
\$574,900

2 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Wow! \$25,000 price decrease! Upscale living in an OUTSTANDING location that offers it all - SPECTACULAR VIEWS, UNDENIABLE STYLE and a VIBRANT INNER CITY ADDRESS! Welcome to your eleventh floor corner sanctuary in the coveted Castello tower, high above the many amenities mere steps away. This modern residence boasts several upgrades throughout its nearly 1,200 sq ft of impressive living space. Natural light floods the open concept kitchen, living, and dining rooms through the vast expanse of floor to ceiling windows while the warm and stylish colour palette creates an atmosphere of relaxed sophistication. Rich cabinetry highlights the kitchen which features stainless steel appliances, quartz countertops and a sprawling island. The adjoining dining space is cleverly situated making for a perfect place to entertain family and friends. The beautifully bright living room provides access to the expansive balcony with vast views to the east, west, south and north! The large primary suite continues to offer exceptional views through its banks of windows and accomodates a king sized bed as well as additional space for a seating area or a work station. The lux ensuite boasts a stunning renovated shower and large vanity with dual sinks. A walk in closet furnishes the owner's private retreat. The comfortable secondary bedroom provides additional in suite storage with 2 closets. Completing this exceptional unit is a well appointed second bathroom and convenient in



suite laundry. Other notable highlights of this remarkable property include; 1. TWO TITLED PARKING STALLS 2. One additional titled storage unit 3. Air conditioning and 4. New wine fridge and microwave (2024). The well maintained Castello boasts a concierge, a gym, a car wash, a guest suite and a highly sought after location. This beautiful home requires no compromises - close to restaurants, pubs, downtown, LRT/transit and the vibrant 17th avenue district. Enjoy a lifestyle with a walk score that is second to none including a short stroll to pathways, Memorial Park and the historically significant Memorial Park Library established in 1912. Welcome home to Luxury living at an affordable price.

Built in 2008

Essential Information

MLS® #	A2121358
Price	\$574,900
Sold Price	\$563,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,177
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1105, 530 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2R 0B1

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Other
Parking Spaces	2
Parking	Titled, Underground

Interior

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

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	May 19th, 2024
Date Sold	August 21st, 2024
Days on Market	94
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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