

# \$599,900 - 901, 530 12 Avenue Sw, Calgary

MLS® #A2168896

**\$599,900**

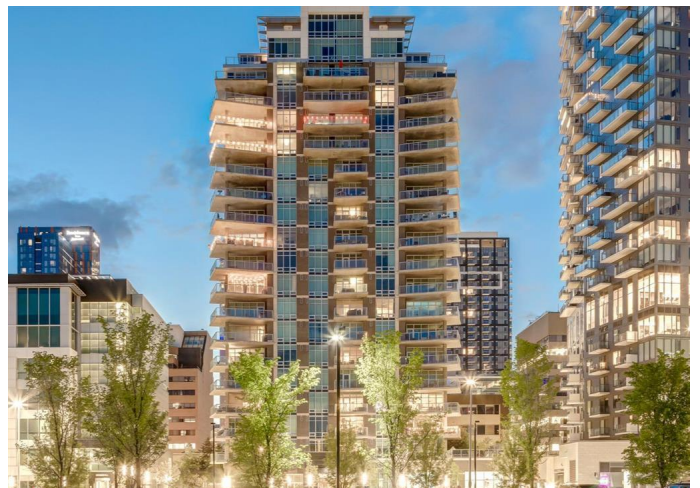
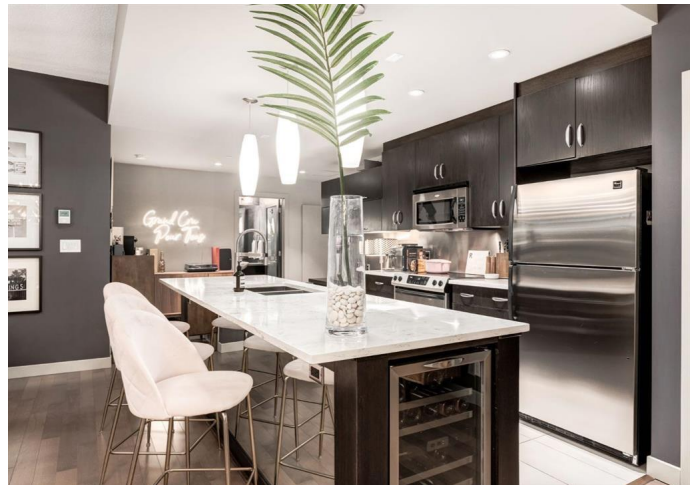
2 Bedroom, 2.00 Bathroom, 1,176 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the Castello Building—a premier high-rise development in the heart of downtown Calgary. Situated in one of the most desirable locations, this residence offers unparalleled access to the business core, the vibrant Mission district, and the bustling, iconic 17th Avenue. You'll be just steps away from trendy bars, top-tier restaurants, cozy coffee shops, upscale retail stores, museums, theaters, and an energetic nightlife scene. Plus, you're just a short walk from the Saddledome, home of the Calgary Flames, and the soon-to-be brand-new arena and entertainment district.

Perched on the ninth floor, this spacious southwest-facing corner unit bathes in natural light, featuring an open-concept floor plan with 9-foot ceilings and floor-to-ceiling windows with 1176 sq. ft. of living space plus a 400 sq ft balcony that provides 270 degree views of downtown. High-end finishes include rich hardwood flooring, elegant stone countertops, and stainless steel appliances and upgraded, high-end lighting throughout the condo. The primary bedroom is flanked with beautiful hanging pendant lights, adding an extra touch of luxury.

The warm cork flooring throughout the bedrooms creates a cozy atmosphere, while the primary suite offers a generous walk-in closet complete with built-in cabinetry, and a spa-like ensuite with double vanities and a



massive walk-in shower. The second bedroom is perfect for guests or a home office.

What truly sets this unit apart is the expansive southwest-facing balcony, offering stunning views that extend north and southeast. High enough to clear neighboring buildings, you'll enjoy an unobstructed panorama without the intrusion of nearby glass towers.

Additional perks include TWO titled underground, secured and heated parking stalls, a separate, enclosed titled storage unit for added security, and the luxury of a full-time concierge. The Castello Building also offers top-notch amenities such as a grand lobby, a concierge, a well-equipped fitness center, a social room, secured indoor visitor parking, a car wash, and a guest suite. To get all of these amenities, 2 titled parking spots with titled storage and in a prime downtown location for under \$650,000 is incredible! Don't miss out—schedule your showing today, as this stunning condo won't last long!

Built in 2008

### **Essential Information**

MLS® #	A2168896
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	901, 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, Parking, Secured Parking, Storage, Visitor Parking, Garbage Chute, Guest Suite, Park
Parking Spaces	2
Parking	Heated Garage, Underground, Insulated, Owned, Secured, Titled

### **Interior**

Interior Features	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Closet Organizers, Stone Counters, Elevator
Appliances	Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Electric Range, Microwave Hood Fan, Washer, Wine Refrigerator
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	19

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

### **Additional Information**

Date Listed	September 27th, 2024
Days on Market	168
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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