

# \$519,000 - 1603, 530 12 Avenue Sw, Calgary

MLS® #A2206017

**\$519,000**

2 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.00 Acres

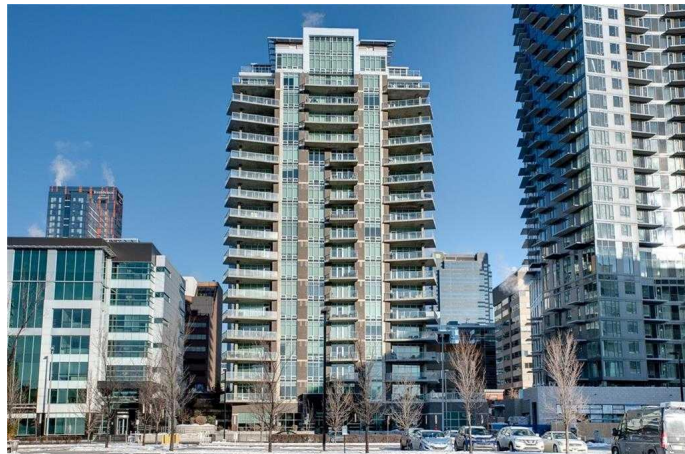
Beltline, Calgary, Alberta

Welcome to Castello, just steps from the Finest Dining, Entertainment & Boutique Shopping Calgary has to offer. This Fantastic 2 Bedrms Condo on 16th Floor has it all, offers Sweeping Panoramic Views of Downtown and No Building Obstructions. Over 1028 sq.ft. of Luxurious Living Space, this Open Concept Plan features Spacious Living Rm w/ 9â€™™ Ceiling & Floor to Ceiling Windows, Gourmet Kitchen absolutely made for Entertaining, an Oversized Island w/ Integrated Mirrored Panel Finish, Quartz Counters, Sleek S/S Appliances, along w/ Chic Lighting & Bar Seating. Master Bedrm offers an European Frameless Glass Shower, Double Vanities & Walk-in Closet. Enjoy the Private 150 sq.ft. Balcony, In-Suite Laundry, Titled Parking & Storage. Castello offers Amazing Amenities including Fitness Centre, Social Rm, Visitor Parking, Guest Suite & Car Wash. Perfect Beltline Location only a Short Walk to Downtown, Central Memorial Park, Stephen Ave & 17th Ave. The Best in Urban Living!

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2206017  |
| Price      | \$519,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,028             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1603, 530 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0B1                |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Car Wash |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Underground, Secured         |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Walk-In Closet(s)                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil  |
| Cooling           | Central Air   |
| # of Stories      | 19  |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 3                |
| Zoning         | DC               |

### **Listing Details**

|                |  |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--|

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.