



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1804, Calgary T2R 0B1

MLS® #: **A2111240**

Area: **Beltline**

Listing Date: **02/29/24**

List Price: **\$544,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,094**
Low Sqft:
Ttl Sqft: **1,094**

DOM

80

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape, Many Trees, Views**
Park Feat: **Guest, Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof: **Rubber**
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction:
Concrete, Metal Siding
Flooring:
Carpet, Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator**
Int Feat: **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)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`2" x 11`2"	Dining Room	Main	12`9" x 9`3"
Living Room	Main	12`2" x 17`11"	Bedroom - Primary	Main	10`6" x 11`10"
Bedroom	Main	11`4" x 12`5"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
\$852		Fee Simple	DC (pre 1P2007)
		Fee Freq:	
		Monthly	
Legal Desc:	0812418		

Remarks

Pub Rmks:	<p>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, cafés 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!</p>
Inclusions:	None
Property Listed By:	RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







