



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #205, Calgary T2R0B1

MLS® #: **A2120177**

Area: **Beltline**

Listing Date: **04/12/24**

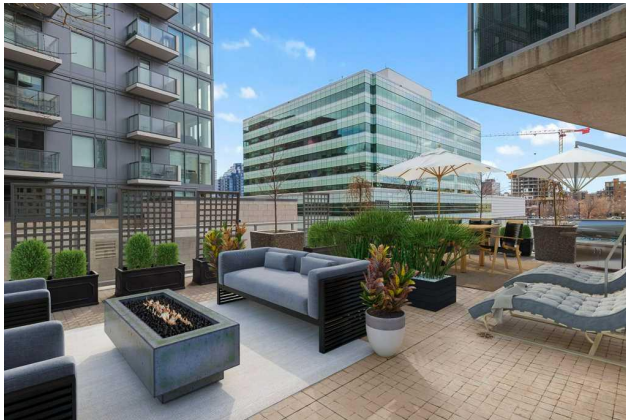
List Price: **\$649,000**

Status: **Pending**

County: **Calgary**

Change: **-\$900, 12-Apr**

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: **1,166**
Low Sqft:
Ttl Sqft: **1,166**

Access:

Lot Feat:

Park Feat: **Heated Garage, Parkade, Stall, Titled, Underground**

DOM

37

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Lighting**

Construction: **Concrete**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator**
Int Feat: **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 for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`6" x 10`6"
Kitchen	Main	20`0" x 11`0"
Bedroom - Primary	Main	17`0" x 14`8"
Bedroom	Main	11`10" x 10`6"

Room	Level	Dimensions
Dining Room	Main	12`3" x 8`11"
Foyer	Main	8`8" x 7`0"
4pc Ensuite bath	Main	11`11" x 8`5"
4pc Bathroom	Main	9`8" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$885

Fee Simple
Fee Freq:
Monthly

DC (pre 1P2007)

Legal Desc: 0812418

Remarks

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

Inclusions: All window coverings

Property Listed By: Sotheby's International Realty Canada

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

