



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1105, Calgary T2R 0B1

MLS® #: **A2121358**

Area: **Beltline**

Listing Date: **05/19/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,177**
Low Sqft:
Ttl Sqft: **1,177**

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Double Vanity, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	12`0" x 10`6"	Dining Room	Main	9`1" x 5`6"
Kitchen	Main	10`5" x 20`7"	Living Room	Main	16`11" x 17`7"
Bedroom - Primary	Main	15`1" x 17`1"			

Legal/Tax/Financial

Condo Fee: **\$885**
Title: **Fee Simple**
Fee Freq: **Monthly**
Zoning: **DC (pre 1P2007)**

Legal Desc: **0812418**

Remarks

Pub Rmks:

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 17'th 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.

Inclusions:

Property Listed By:

TV Wall mount
Coldwell Banker Mountain Central

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











