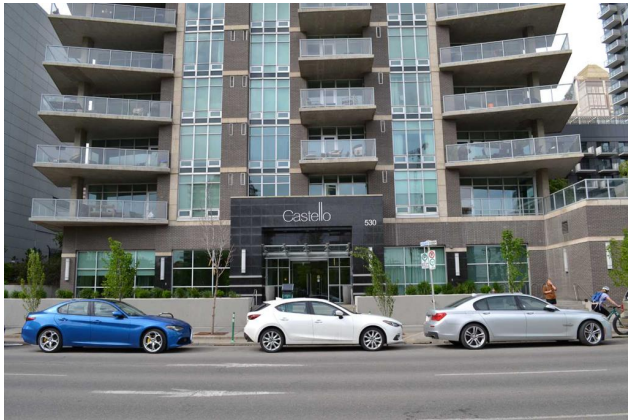


**530 12 Avenue #301, Calgary T2R 0B1**

MLS® #: **A2136810** Area: **Beltline** Listing Date: **05/30/24** List Price: **\$615,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 04-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,175**  
 Low Sqft:  
 Ttl Sqft: **1,175**

DOM  
**176**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

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

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Titled**

Utilities and Features

Roof:  
 Heating: **Fan Coil,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Playground**  
 Construction: **Brick,Concrete,Metal Siding**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

| Room              | Level | Dimensions     | Room             | Level | Dimensions    |
|-------------------|-------|----------------|------------------|-------|---------------|
| Bedroom - Primary | Main  | 13`1" x 14`10" | Bedroom          | Main  | 10`5" x 12`0" |
| Living Room       | Main  | 11`0" x 17`10" | Dining Room      | Main  | 11`11" x 8`9" |
| Kitchen           | Main  | 11`10" x 10`5" | 4pc Ensuite bath | Main  | 9`3" x 12`4"  |
| 3pc Bathroom      | Main  | 4`10" x 9`9"   |                  |       |               |

Legal/Tax/Financial

Condo Fee: **\$946** Title: **Fee Simple** Zoning: **DC**

Legal Desc:

0812418

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Modern and bright and loads of sophistication and space in this SW corner two bedroom, two bathroom unit. The chic master bedroom and ensuite is a showstopper with the three sided glass surround shower with bench and dual sinks along with a large walk in closet. The rest of the condo is with 9 foot ceilings, walls of windows, gorgeous kitchen plus huge island/eating area along with a space for a large dining room table. Air conditioning to keep you cool in the heat and a large balcony to enjoy to catch the warm summer days and nights and hook up your gas BBQ on. And if you feel like getting out and being entertained instead, Castello is in the perfect location to do just that - close to downtown, 17th Ave and Mission. Two titled parking stalls and two titled storage for all your cars and toys. Common areas of the building include an elegant lobby, functional and large fitness area, guest suite, car wash and visitor parking. Live in absolute style here.**

Inclusions:

**NO**

Property Listed By:

**Diamond Realty & Associates LTD.**

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

