



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1801, Calgary T2R 0B1

MLS®#: **A2139576**

Area: **Beltline**

Listing Date: **06/07/24**

List Price: **\$719,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 30-Aug**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,202**
Low Sqft:
Ttl Sqft: **1,202**

Titled, Underground

DOM

113
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Brick, Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 9`6"	Bedroom - Primary	Main	14`11" x 12`9"
Laundry	Main	6`10" x 3`0"	Balcony	Main	21`6" x 11`0"
5pc Ensuite bath	Main	12`7" x 8`6"	Living Room	Main	17`2" x 10`6"
Dining Room	Main	7`1" x 6`11"	4pc Bathroom	Main	9`8" x 4`11"
Bedroom	Main	14`11" x 12`9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$885

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **0812418**

Remarks

Pub Rmks: **Amazing Sub-penthouse in the prestigious Castello building with ceiling to floor windows. Gorgeous mountain and city views from every angle. This home has two bedrooms conveniently located on opposite sides for privacy. The Primary suite has European style frameless glass, massive Glass shower, double vanities a private water closet and walk-in clothes closet. The kitchen has an oversized island with quartz countertops. A commercial grade undermount sink, and a sleek stainless steel backsplash. The large private terrace has a gas line for your BBQ. There are two side by side underground titled parking stalls and a secure titled storage unit. The Castello is a classy building with a gorgeous entry, Fitness facility, car wash and a lovely guest suite for house guests. This fabulous location makes it easy to walk all around Calgary's down town, with award winning restaurants and shopping galore.**

Inclusions:

N/A

Property Listed By:

MaxWell Canyon Creek

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