



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1001, Calgary T2R 0B1

MLS®#: **A2151396**

Area: **Beltline**

Listing Date: **07/20/24**

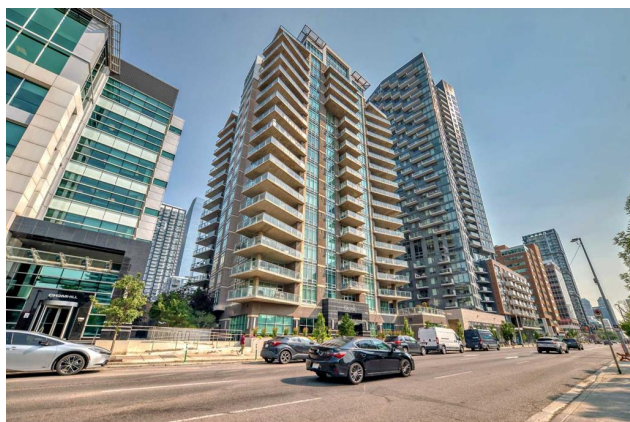
List Price: **\$659,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 24-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,184**
Low Sqft:
Ttl Sqft: **1,184**

DOM

125
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: **2**

Access:

Lot Feat:
Park Feat:

Views
Underground

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	15`0" x 13`6"
Walk-In Closet	Main	5`5" x 7`0"
4pc Bathroom	Main	9`6" x 5`0"
Kitchen	Main	11`0" x 9`6"
Laundry	Main	7`3" x 3`4"
Balcony	Main	23`6" x 17`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	12`6" x 8`6"
Bedroom	Main	11`11" x 10`6"
Living Room	Main	17`6" x 15`0"
Dining Room	Main	10`0" x 8`6"
Entrance	Main	5`7" x 8`7"

Legal/Tax/Financial

Condo Fee:
\$885

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0812418**

Remarks

Pub Rmks: **VIEW VIEW VIEW!!! Don't miss this opportunity to own a corner unit with UNOBSTRUCTED South & West MOUNTAIN VIEWS on your SPACIOUS 400 sq ft covered balcony on the 10th floor in the Castello building!! The best 2 bed, 2 bath layout in the building! Enjoy your new renovated main bathroom with Porcelanosa tiles and faucets this is one of the most important ceramics manufacture in the world. The bedrooms are separated by the living area. 9 ft ceilings & floor to ceiling windows all throughout allows for an abundance of natural light on both sides of this corner unit. Entertain in your open concept kitchen with stainless steel appliances, large island with built in wine fridge and tons of cabinet space. Retreat to your spacious master bedroom, custom feature shower in the ensuite with a walk- in closet. The second bedroom is situated on the opposite side of the unit along with storage and laundry with upgraded, full sized washer and dryer. The balcony is massive and rare to find in our downtown! On the balcony there is a gas line for your BBQ, where you can unwind after a busy day and take in the sunsets. This unit comes with TWO Titled underground parking stalls, one titled storage unit and enjoy the convenience of the garbage shoot on your floor! Castello offers gym facilities, meeting room, car wash, visitor parking, bicycle storage, motorcycle parking and guest suites. Enjoy condo living at it's finest and rest assured knowing it's a well managed and secure building. The Castello is one of the most sought after High-Rise developments in DT Calgary, only a short walk to the business core and 17th Avenue with restaurants, bars, coffee shops, retail stores, museums, theatres and night life so close. **BOOK YOUR SHOWING TODAY!****

Inclusions: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, All Window Coverings, Wine Refrigerator**

Property Listed By: **RE/MAX House of Real Estate**

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









