



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1103, Calgary T2R0B1

MLS® #: **A2162120**

Area: **Beltline**

Listing Date: **09/02/24**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,033**

Low Sqft:

Ttl Sqft: **1,033**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

110

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Garburator,Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,High Ceilings,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`1" x 8`8"	Kitchen	Main	10`7" x 9`0"
Dining Room	Main	10`7" x 6`4"	Foyer	Main	9`4" x 4`5"
Laundry	Main	2`8" x 5`5"	Balcony	Main	8`9" x 15`5"
Bedroom - Primary	Main	14`1" x 9`11"	Bedroom	Main	9`11" x 14`0"
4pc Bathroom	Main	9`10" x 4`11"	4pc Ensuite bath	Main	8`0" x 9`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$688

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 0812418

Remarks

Pub Rmks: **Beautifully RENOVATED, this exquisite 2-bedroom, 2-bathroom apartment in the highly sought-after Castello building seamlessly combines style and comfort. The entire unit features LUXURY VINYL PLANK flooring, offering a sleek and modern aesthetic. The kitchen boasts elegant white cabinets, QUARTZ countertops, and a deep blue island equipped with a built-in wine fridge, all paired with premium stainless steel appliances, including a MIELE range and dishwasher. The master suite with an upgraded ensuite bathroom featuring new stone countertops on the updated vanity, a stylish backsplash, and refined new tile work in the shower. The walk-in closet is outfitted with custom California Closets, offering ample storage space. The second bedroom is equally versatile, equipped with California Closets and a Murphy bed, allowing for easy transformation from a flex space to a guest room. The second full bathroom has also been beautifully revamped with marble and tile finishes. Additional upgrades include Miele Washer & Dryer (2019), MOTORIZED Hunter Douglas blinds (/w remote control), and updated lighting and switches throughout. The private BALCONY provides breathtaking views of the CALGARY TOWER, an ideal spot for relaxing by the fire on warm summer nights. The Castello Building also offers residents a Concierge, Gym, and Car Wash, along with TITLED PARKING and TITLED STORAGE for your convenience. This residence becomes a complete package - a stylish, functional, and well-equipped haven in the heart of downtown Calgary.**

Inclusions: N/A
Property Listed By: Homecare Realty Ltd.

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









