



THE A-TEAM

RE/MAX FIRST

530 12 Avenue #1103, Calgary T2R0B1

MLS® #: A2162120 Area: Beltline Listing Date: 09/02/24 List Price: \$589,900
Status: Active County: Calgary Change: None 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: Underground

Finished Floor Area

Abv Sqft: 1,033
Low Sqft:
Ttl Sqft: 1,033

DOM

16
Layout
Beds: 2 (2 )
Baths: 2.0 (2 0)
Style: High-Rise (5+)

Parking

Ttl Park: 1
Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Dining Room, Laundry, Bedroom - Primary, 4pc Bathroom, Kitchen, Foyer, Balcony, Bedroom, 4pc Ensuite bath.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$650

Fee Simple

DC

Fee Freq:

Monthly

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**