

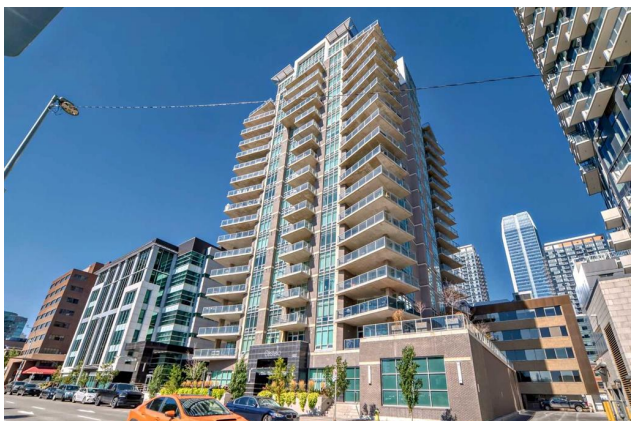


THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1703, Calgary T2R 0B1

MLS®#: **A2163784** Area: **Beltline** Listing Date: **09/06/24** List Price: **\$539,900**
 Status: **Active** County: **Calgary** Change: **-\$40k, 06-Oct** 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:

Additional Parking,Alley Access,Heated Garage,Parkade,Secured,Titled,Underground

Finished Floor Area

Abv Sqft: **1,037**
 Low Sqft:
 Ttl Sqft: **1,037**

DOM

75
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`5" x 14`0"	Living Room	Main	11`7" x 16`0"
Dining Room	Main	16`0" x 6`8"	Kitchen With Eating Area	Main	11`6" x 8`11"
Bedroom - Primary	Main	9`11" x 14`0"	4pc Ensuite bath	Main	8`3" x 9`8"
Walk-In Closet	Main	5`9" x 9`11"	Bedroom	Main	9`11" x 11`10"
Walk-In Closet	Main	2`3" x 6`4"	4pc Bathroom	Main	9`10" x 4`11"
Laundry	Main	5`4" x 2`9"	Storage	Main	3`1" x 4`3"
Balcony	Main	8`10" x 16`5"			

Condo Fee:
\$811

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0812418**

Remarks

Pub Rmks: **\$40,000 price reduction!!! Best priced condo in the Beltline. ACT now before it's gone. Perched high on the 17th floor with stunning 180 degree downtown views .This modern 2 bedroom, 2 bathroom unit is truly outstanding! Located minutes to downtown and just steps from memorial park and a short walk to Calgary's prime entertainment district with exciting nightlife, dining, pubs, diverse shops and much more right at your doorstep. Then come home to a quiet sanctuary within the amenity-rich Boutique building The Castello. This bright, open and sophisticated unit is perfectly centred around the expansive floor to ceiling windows framing jaw dropping city views. Fully air conditioned ensuring your comfort in any season. The exceptional upgrades don't end there with additional high-end luxuries including built in speakers, central vacuum system, central air conditioning, gleaming hardwood floors and an exceptional open and private floor plan. The gourmet kitchen inspires culinary adventures featuring quartz countertops, stainless steel appliances, a centre island with a beverage fridge and clear sightlines for easy conversations with guests. Sit back and relax in the inviting living room bathed in natural light with spectacular views from every angle. Host barbeques with the city lights and the breathtaking downtown backdrop on your spacious covered balcony. This perfect floor plan has the main living spaces separating the bedrooms for ultimate privacy. The spectacular views continue into the swoon-worthy master oasis featuring a lavish ensuite with dual sinks, an oversized shower and a large walk-in closet. The second bedroom is perfect for roommates, guests or an office and is ideally situated next to the second bathroom. In-suite laundry and a handy built-in tech desk for work, schooling or a cool bar area add to the allure of this outstanding home. The building amenities are extensive including 2 heated titled parking stalls 152 and 153, a titled storage locker a well-equipped fitness room, a guest suite, visitor parking, hi-tech security and Concierge and much more! The fun and funky lobby is beautifully styled offering a welcoming and chic first impression upon entry. This unbeatable location is an easy walk or bike ride to downtown and the river or the vibrant night life on 17th Ave . There's nothing left to do but move right in and enjoy an easy urban lifestyle!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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

