



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**530 12 Avenue #303, Calgary T2R 0B1**

MLS® #: **A2177866**

Area: **Beltline**

Listing Date: **11/08/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,044**  
Low Sqft:  
Ttl Sqft: **1,044**

DOM

**12**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled**

Utilities and Features

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

Construction: **See Remarks**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Dishwasher,Disposal,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 16`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`0" x 14`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 8`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`5" x 2`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 14`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`0" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`10" x 4`11"</b>	<b>2pc Ensuite bath</b>	<b>Main</b>	<b>7`2" x 9`8"</b>

Condo Fee:  
**\$658**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0812418**

Remarks

Pub Rmks: **"Castello", located in Calgary's downtown design district, offers the "ultimate urban lifestyle", complete with this 2 bedroom, 2 bathroom property! With its excellent location, you'll be able to enjoy the close proximity to all the numerous amenities and services, including bikes lanes, C-train access, gyms, restaurants, Core shopping centre, plus trendy 17th Avenue! This beautiful 3rd floor 1044 SqFt north facing property has two large bedrooms, two full bathrooms, built in desk area and large "view" balcony. This suite is equipped with sleek modern finishings with an open concept, quartz counters, plenty of cabinet space, stainless steel appliances, dishwasher and microwave/hood vent combo. Spacious master with spa-like ensuite is complete with a large walk-in closet. The second bedroom is adjacent to the bathroom, which has a large soaker tub. Full size in-suite washer & dryer, floor-to-ceiling windows, new laminate flooring, r/l ceiling speakers. Take advantage of the amenities Castello has to offer, including a well appointed gym, bike storage and visitor parking. Titled secure underground heated parking stall and tilted storage locker. This is a perfect property for the individual looking for a stylish home with an inner city lifestyle!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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









