



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1401, Calgary T2R0B1

MLS® #: **A2178596**

Area: **Beltline**

Listing Date: **01/30/25**

List Price: **\$657,000**

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:

Finished Floor Area

Abv Sqft: **1,155**
Low Sqft:
Ttl Sqft: **1,155**

DOM

38
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed, Parkade, Titled, Underground

Utilities and Features

Roof:
Heating: **Boiler, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		5pc Ensuite bath	Main	
Bedroom - Primary	Main	41`10" x 45`11"	Bedroom	Main	33`4" x 39`1"
Dining Room	Main	29`6" x 29`6"	Kitchen	Main	50`4" x 34`2"
Living Room	Main	44`10" x 40`5"			

Legal/Tax/Financial

Condo Fee:
\$947

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **0812418**

Remarks

Pub Rmks: **This extra spacious two bedroom, two bath suite is located on the PREMIUM SW CORNER of Costello in the heart of Calgary's Beltline. The layout maximizes sunlight with abundant windows in the open concept layout. The living, dining, and kitchen areas separate the dual bedrooms on either side of the suite. The large scale, primary bedroom includes a 5 piece ensuite with oversized glass and tile shower, double vanity, separate water closet, and large walk-in closet with custom built-ins. The second bedroom offers double closets with adjacent 4 piece bathroom. Freshly painted, quality finishes include custom wall coverings, hardwood flooring, stone counters in kitchen and bathrooms, new electric stove, handy telephone desk, large kitchen island with beverage fridge, floor to ceiling windows with blinds, side by side underground parking stalls, and separate storage locker. Up on the 14th floor, natural light streams in during all seasons. A huge balcony (17x24 ft) with gas BBQ line and westerly views provides ample space for outdoor living and entertaining. This Beltline location allows for easy access to 17 Avenue and Mission District, plus is a short walk to the downtown. Memorial Park Library, BMO Centre and the Stampede Grounds are also at your doorstep. The building is well equipped with a large fitness studio, social room, visitor parking, impressive foyer, and concierge desk. The property is available for February move-in with professional condo management by Equium.**

Inclusions: **None**
Property Listed By: **Calgary West Realty**

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











