



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1006, Calgary T2R 0B1

MLS®#: **A2185749**

Area: **Beltline**

Listing Date: **01/15/25**

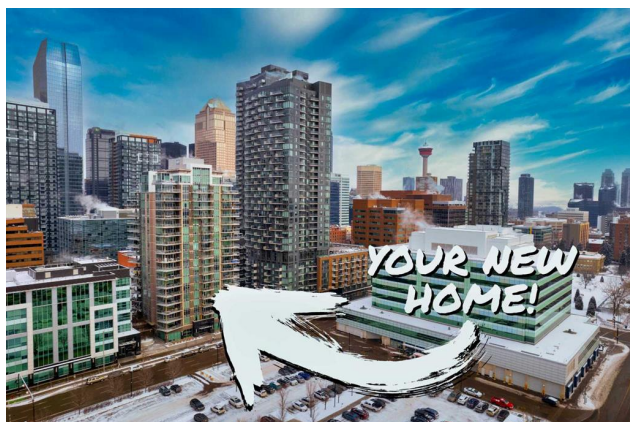
List Price: **\$425,000**

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: **907**
Low Sqft:
Ttl Sqft: **907**

DOM

7

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Double Vanity,Open Floorplan,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`6" x 8`3"	Dining Room	Main	14`6" x 8`2"
Living Room	Main	15`2" x 14`0"	Laundry	Main	3`2" x 2`10"
Balcony	Main	13`0" x 8`6"	Foyer	Main	9`11" x 5`3"
Bedroom	Main	11`8" x 10`5"	5pc Ensuite bath	Main	9`5" x 8`11"
2pc Bathroom	Main	6`9" x 4`8"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$637

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0812418

Remarks

Pub Rmks: **This stunning condo combines modern luxury with exceptional design, featuring brand-new flooring and fresh paint throughout. The open-concept floor plan showcases trendy wide plank flooring and a gorgeous kitchen equipped with quartz countertops, stainless steel appliances and a large breakfast bar perfect for entertaining. Floor-to-ceiling windows flood the space with natural light and offer unobstructed views. Step onto one of the largest and sunniest private balconies in the building to enjoy Calgary's vibrant skyline. The spa-like master retreat comfortably accommodates a king-sized bed, two nightstands, and a large TV. It features custom California closets and a lavish 5-piece ensuite with dual sinks, a fully tiled shower, a soaker tub, and convenient front-loading washer and dryer. The condo also includes a guest bathroom for added convenience. An additional highlight includes a titled underground parking stall. The upscale Castello building provides exceptional amenities, including a concierge, a fully equipped gym, a social room, a guest suite, a car wash bay, and more. Perfectly located steps away from downtown, shopping, and Calgary's vibrant nightlife, this property offers the ultimate urban lifestyle. Don't miss this opportunity to own a luxury condo in one of Calgary's hottest locations!**

Inclusions: **NA**
Property Listed By: **Real Broker**

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



