



THE
A-TEAM

**RE/MAX
FIRST**

530 12 Avenue #1801, Calgary T2R0B1

MLS® #: **A2192540**

Area: **Beltline**

Listing Date: **02/06/25**

List Price: **\$634,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Mar**

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: **1,171**
Low Sqft:
Ttl Sqft: **1,171**

DOM

58
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Closet Organizers,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`2" x 9`5"	Dining Room	Main	12`7" x 9`11"
Living Room	Main	17`2" x 10`10"	Bedroom - Primary	Main	13`2" x 14`11"
4pc Ensuite bath	Main	12`6" x 8`5"	Walk-In Closet	Main	6`11" x 7`1"
Bedroom	Main	11`11" x 10`7"	4pc Bathroom	Main	9`7" x 4`11"
Nook	Main	10`1" x 8`5"	Entrance	Main	8`7" x 5`7"

Legal/Tax/Financial

Condo Fee: \$946	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	

Legal Desc: **0812418**

Remarks

Pub Rmks: **We have a Price Improvement on this Luxury Sub-Penthouse unit with Stunning Mountain & City Views - Welcome to this breathtaking 18th-floor sub-penthouse in Calgary's bustling beltline! Boasting unparalleled south and west-facing views, you'll enjoy sweeping panoramas of the Rocky Mountains and the city skyline from the comfort of your home. During Stampede in July, you can take in the amazing fireworks display all while enjoying a beverage on your massive balcony! This 2-bedroom, 2-bathroom residence features an open-concept floor plan designed for modern living. Floor-to-ceiling windows flood the space with natural light, while high-end finishes add a touch of sophistication. The spacious primary suite offers a spa-like ensuite, and the second bedroom is perfect for guests, a home office, or both! The gourmet kitchen is equipped with premium appliances, sleek cabinetry, and a large island, making it a dream for cooking and entertaining. The living and dining areas seamlessly blend together, leading to your private balcony, where you can unwind and take in the incredible views. Enjoy access to top-tier building amenities, including a state-of-the-art fitness center, car wash, guest suite, underground-secure visitor parking, and more! This unit also includes the rare convenience of two titled underground parking stalls, ensuring secure and easy city living. Located in the vibrant beltline, you're just steps from shopping, dining, entertainment, and transit, offering the perfect balance of luxury and convenience. Don't miss this rare opportunity to own a sky-high sanctuary in one of Calgary's most sought-after locations!**

Inclusions: **NONE**
Property Listed By: **MaxWell Canyon Creek**

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







