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GRASSROOTS
REALTY GROUP

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303, 530 12 Avenue SW
Calgary, Alberta

MLS # A2223631

$469,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	1,044 sq.ft.	**Age:**	2006 (19 yrs old)
Beds:	2	**Baths:**	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas		**Water:**	-
Floors:	Laminate		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 697
Basement:	-		**LLD:**	-
Exterior:	See Remarks		**Zoning:**	DC
Foundation:	-		**Utilities:**	-
Features:	No Animal Home, No Smoking Home			

Inclusions:	None

"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/I 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!