

**1301, 530 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2297517**



**\$599,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 966
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** n/a

Welcome to this beautifully upgraded 13th-floor southwest corner residence in the Castello, offering ~1,200 sq. ft. of thoughtfully designed living space in one of Calgary's most prestigious Beltline addresses. The corner position delivers natural light from multiple exposures, with sweeping mountain views to the west and inner-city views to the south. Only five units per floor in this quiet, concrete building & privacy and sound insulation are built in. The open-concept layout puts every square foot to work & no wasted hallway space. The kitchen features stainless steel appliances, granite countertops, soft-close cabinetry, a built-in wine bar, and updated lighting. Floor-to-ceiling windows and 9-foot ceilings with hardwood floors open directly onto the unit's standout feature: a massive covered and AstroTurfed wraparound patio of nearly 300 sq. ft. with natural gas hookup. Southwest-facing with prolonged sunshine, panoramic mountain and Beltline views, including direct sightline to the Stampede fireworks. The primary bedroom features a large walk-in closet with built-in organizers and a spa-inspired ensuite with 10 mm glass shower and dual vanity. The second bedroom includes a built-in desk and Murphy bed & home office by day, guest room by night. The main bath features upscale tile, fixtures, and hardware. Highlights: central A/C, in-suite laundry, Hunter Douglas honeycomb blinds, two titled heated parking stalls, and titled storage locker. Amenities: concierge, fitness centre, guest suite (\$75/night), car wash bay, visitor parking, bike storage. Professionally managed and maintained. Pets are welcome. Steps from 17th Avenue, Stephen Avenue, restaurants, grocery, transit, and the downtown core. This is executive urban living & designed for professionals who want space, mountain views, and an unbeatable location.