

**504, 530 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2297858**



**\$490,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,134 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>	\$ 762
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Castello, where luxury meets lifestyle in the heart of downtown. This bright and modern 2-bedroom, 2-bathroom corner unit on the 5th floor offers the perfect blend of style, space, and unbeatable urban convenience. Ideally located just steps from restaurants, shops, and medical services, this home is perfect for those who enjoy a vibrant city lifestyle. The sleek, contemporary kitchen features quartz countertops, modern cabinetry, a striking metal backsplash, and newer oven and bar fridge—perfect for both everyday living and entertaining. The sun-filled living area showcases hardwood flooring, new light fixtures throughout, and built-in ceiling speakers, creating the perfect atmosphere for relaxing or hosting guests. Step outside to your oversized 300+ sq. ft. balcony with natural gas line—an incredible extension of your living space, ideal for summer BBQs, morning coffee, or evening gatherings. The spacious primary bedroom offers a private ensuite and walk-in closet with California Closet organizers, while the second bedroom also features a California Closet system, providing exceptional storage and organization. Additional highlights include in-unit laundry, a dedicated storage room, an oversized underground parking stall conveniently located next to the elevator, a car wash station, and a titled underground storage unit. Residents of Castello enjoy exceptional building amenities including a fully equipped fitness centre, guest suite, meeting room, and concierge service, all within an elegant and welcoming lobby. Located just 2 blocks from the Plus 15 network and only a 5-minute drive to vibrant 17th Avenue, this home is ideal for professionals and downtown enthusiasts.