

**1102, 530 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2304262**



**\$535,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 753
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Faux Grass on Balcony Pillar, Wall Shelving in 2nd Bedroom, TV Mount		

Experience elevated inner city living at the prestigious Castello building in the heart of the Beltline! This gorgeous 2-bedroom, 2-bathroom corner unit has been meticulously maintained and upgraded by the original owners and is being offered on the market for the first time. Over 1120 sq ft feet of sophisticated space with floor to ceiling windows showcasing the stunning sunset, mountain, and DT skyline views. The sprawling 250 sq ft wrap around balcony is an amazing spot to unwind after a busy day or host summer BBQs/evening cocktails and watch the sun set behind the mountains while being surrounded by the sparkling city lights. As you enter this well-designed open concept space you are greeted by the newer white birch hardwood plank flooring. Guiding you from the spacious foyer through the wide curved hallway which features a den/office area with built in desk and cabinetry. Well appointed kitchen with 24x12 tile flooring, quartz counters, upgraded LG appliances, sleek stainless steel backsplash, natural maple cabinetry, large pantry, and center island with undermount Blanco sink and wine fridge. Open to the spacious dining room and living room flooded with natural light from the West exposure and massive wall to wall windows. The primary retreat offers a spa-like ensuite bathroom with dual vanities, custom 10mm glass and tiled shower, walk-in closet, and even more mountain and DT views! Generous sized second bedroom and another adjoining full 4-piece bathroom with deep soaker tub complete this well-designed floorplan. Enjoy ultimate convenience with in-suite laundry, central air conditioning, titled storage and underground heating parking. Castello is one of Calgary's premier executive buildings, featuring concierge services and state-of-the-art amenities including a fully equipped fitness centre, guest suites, car wash and a modern lobby that

impresses upon entry. All this in a prime location with a walk score that is second to none. You are just steps away from trendy bars, top tier restaurants, cozy coffee shops, upscale retail stores and vibrant nightlife. While being just a short walk or bike ride to the DT core, Stampede grounds, BMO Centre and upcoming new arena and entertainment district. Explore the nearby river pathways, parks, historic Memorial Library, or just relax above the hustle and bustle on your private balcony retreat. This is luxury urban living at its finest in a unit that shows 10/10 and truly must be seen to be appreciated!