



GRASSROOTS
REALTY GROUP

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802, 530 12 Avenue SW
Calgary, Alberta

MLS # A2265679



\$448,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,131 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 912
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	None		

Experience elevated inner-city living at Castello, where luxury meets convenience in this 2 bedroom, 2 bathroom condo featuring TWO TITLED PARKING STALLS, side-by-side & just steps from the elevator. With only a handful of condos in this price range offering this advantage, this residence stands out as an exceptional find! Spanning 1,130 sq ft, the sophisticated corner layout is framed by floor-to-ceiling windows capturing sweeping sunset, mountain and city skyline views. An expansive wraparound patio serves as an entertainer's dream, ideal for summer barbeques, morning coffee or evening cocktails under Calgary's glowing skies. Sleek open-concept design invites effortless entertaining, anchored by a chef's kitchen with quartz countertops, stainless steel appliances, a wine fridge and a modern island that doubles as a social hub. Adjoining dining and living spaces are bathed in natural light, creating an inviting backdrop for gatherings or quiet nights in. Retreat to a serene primary suite with a generous walk-in closet and a spa-inspired ensuite with dual sinks, while the second bedroom offers ideal flexibility for guests, roommates or a home office with its own access to a full bathroom. A built-in desk area adds functionality for those working from home, while central A/C & Hunter Douglas window coverings ensure year-round comfort. In-suite laundry and titled storage add everyday practicality. Castello is one of Calgary's premier executive buildings, offering residents a fitness centre, guest suite, car wash and an impressive modern lobby. Perfectly located in the heart of the Beltline, you're steps from 17th Ave and 4th Street where award-winning restaurants, boutique shops and vibrant nightlife await. Walk or bike downtown, explore nearby river pathways or unwind on your private patio as the sun sets

over the mountains. Luxury urban living at its finest, enhanced by the rare convenience of two premium parking stalls!