



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1002, 530 12 Avenue SW  
Calgary, Alberta

MLS # A2274861



**\$575,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,116 sq.ft.                       | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |                 |
|-------------|---|------------|-----------------|
| Heating:    | Boiler  | Water:     | -               |
| Floors:     | Tile, Vinyl Plank                               | Sewer:     | -               |
| Roof:       | -   | Condo Fee: | \$ 775          |
| Basement:   | -   | LLD:       | -               |
| Exterior:   | Brick, Concrete                                 | Zoning:    | DC (pre 1P2007) |
| Foundation: | -   | Utilities: | -               |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan |            |                 |

Inclusions: n/a

Welcome to this beautiful, modern 2 bedroom, 2 bathroom Premium Beltline condo featuring panoramic views to the north & west and titled parking stall and storage unit. Spanning 1,116 sqft, the sophisticated corner layout is framed by floor-to-ceiling windows capturing sweeping sunset, mountain and city skyline views. A huge, almost 300 sqft patio, is an entertainer's dream, ideal for summer barbeques, morning coffee or evening cocktails under Calgary's glowing skies. Inside we have a sleek open-floorplan with luxury vinyl plank and tile flooring throughout, quartz kitchen countertops, 9 ft ceilings, stainless steel appliances, a wine fridge and convenient office/study corner with built-in desk and cabinets. The kitchen overlooks the living area with spacious countertop and cabinet space, pantry and stainless steel appliances. The serene primary suite features a generous walk-in closet and 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. In-suite laundry and central A/C are an added bonus. Castello is one of Calgary's premier executive buildings, offering residents a fitness centre, guest suite, concierge services, car wash, bike rack area and pets are welcome (with restrictions). Perfectly located in the heart of the Beltline, you're steps from 17th Ave and 4th Street restaurants, shops and vibrant nightlife.