



**1205, 530 12 Avenue SW  
Calgary, Alberta**

**MLS # A2292149**



**\$549,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone
<b>Foundation:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 789
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** N/a

Experience the best of urban living in this spacious apartment at Castello, offering a well-designed layout that is ideal for professionals. This two-bedroom, two-bathroom home spans 1,175 sq ft with an efficient open-concept design and includes one secure underground parking stall and a private storage unit. A standout feature of the home is the large south-facing private balcony, which fills the living space with abundant natural sunlight throughout the day and provides the perfect outdoor space to relax and enjoy Calgary's sunny skies. Inside, the modern kitchen is equipped with sleek quartz countertops and stainless steel appliances, opening into bright living and dining areas finished with hardwood flooring. Large windows further enhance the sense of space and light. The extra-large primary bedroom offers generous room for a full bedroom suite along with excellent closet space, while the second bedroom is well suited for guests or a home office. The unit also features comfortable carpeting in the bedrooms, in-suite laundry, and fan-coil cooling/heating for year-round comfort. Residents of Castello also enjoy access to excellent building amenities, including a fitness centre and yoga studio.