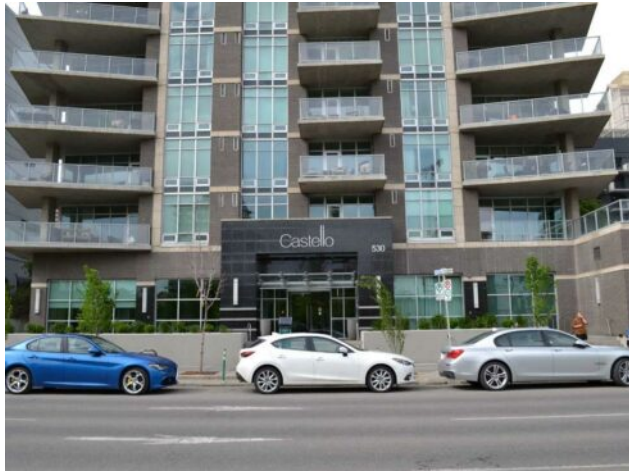




**301, 530 12 Avenue SW
Calgary, Alberta**

MLS # A2136810



\$615,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,175 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 946
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: NO

Modern and bright and loads of sophistication and space in this SW corner two bedroom, two bathroom unit. The chic master bedroom and ensuite is a showstopper with the three sided glass surround shower with bench and dual sinks along with a large walk in closet. The rest of the condo is with 9 foot ceilings, walls of windows, gorgeous kitchen plus huge island/eating area along with a space for a large dining room table. Air conditioning to keep you cool in the heat and a large balcony to enjoy to catch the warm summer days and nights and hook up your gas BBQ on. And if you feel like getting out and being entertained instead, Castello is in the perfect location to do just that - close to downtown, 17th Ave and Mission. Two titled parking stalls and two titled storage for all your cars and toys. Common areas of the building include an elegant lobby, functional and large fitness area, guest suite, car wash and visitor parking. Live in absolute style here.