



1801, 530 12 Avenue SW  
Calgary, Alberta

MLS # A2139576



**\$699,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	2008 (16 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>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 885
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

**Inclusions:** N/A

Amazing Sub-penthouse in the prestigious Castello building with ceiling to floor windows. Gorgeous mountain and city views from every angle. This home has two bedrooms conveniently located on opposite sides for privacy. The Primary suite has European style frameless glass, massive Glass shower, double vanities a private water closet and walk-in clothes closet. The kitchen has an oversized island with quartz countertops. A commercial grade undermount sink, and a sleek stainless steel backsplash. The large private terrace has a gas line for your BBQ. There are two side by side underground titled parking stalls and a secure titled storage unit. The Castello is a classy building with a gorgeous entry, Fitness facility, car wash and a lovely guest suite for house guests. This fabulous location makes it easy to walk all around Calgary's down town, with award winning restaurants and shopping galore. REALTORS PLEASE CHECK AGENT REMARKS ON COMMISSIONS