



605, 530 12 Avenue SW
Calgary, Alberta

MLS # A2145071



\$649,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,172 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Other	Condo Fee:	\$ 893
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage

Inclusions: N/A

A true unicorn in the Beltline, this 2 bedroom 2 bathroom, newly RENOVATED home has been restored to its modern glory, but with UPGRADES. There is nothing better than an almost new home in an established building. Everything about this property is oversized, TWO Titled UNDERGROUND PARKING stalls, one of which is oversized(Big enough for an Alberta Truck) and has an attached 4' x 12' ENORMOUS storage locker; a ~300sf SOUTH facing balcony with excellent views of Memorial Park, and the Beltline. 1172SF of thoughtfully renovated living space, with a total of 2 Titled Storage Lockers, Floor to Ceiling windows in every room, with 9' ceilings. The sprawling primary retreat has a large walk in closet, sleek vanity with new dual sinks, new countertops, and new wall mount faucets, private water closet with an electric TOTO bidet, and an extravagant 2 person shower with the largest RAINSHOWER head we have ever seen. The upgrades do not stop there, the main bathroom has also been completely redone, new Wetstyle Vanity with glass sink, undercabinet and niche lighting for the spa effect. There is NEW vinyl plank flooring throughout the condo. The open island kitchen has new, and upgraded Black Stainless LG appliances, a striking new backsplash and island front to match, along with a new kitchen faucet, a commercial grade BLANCO undermount sink and so much quartz counter space you won't know what to do with it. Ebony stained maple cabinetry with a built in desk. Full sized Insuite laundry of course in a large utility closet. New light fixtures throughout. Central Air Conditioning, your own humidifier and fan Coil system. The building offers a great gym, guest suite, boardroom, car wash bay and has a separate visitor parking garage for your guests. On site concierge, keeps the building running smoothly. An amazing location situated

midway between work and play, and a short walk to all amenities.