



605, 530 12 Avenue SW  
Calgary, Alberta

MLS # A2164899



**\$599,000**

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

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 947
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**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

Newly RENOVATED and UPGRADED, 2 Bdrm, 2 bathroom 1172sf home. Everything about this property is oversized, TWO Titled UNDERGROUND PARKING stalls, one of which is oversized 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 a true 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.