

**1006, 530 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2185749**



**\$400,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Open Floorplan, See Remarks, Soaking Tub		

**Inclusions:** NA

This stunning condo combines modern luxury with exceptional design, featuring brand-new flooring and fresh paint throughout. The open-concept floor plan showcases trendy wide plank flooring and a gorgeous kitchen equipped with quartz countertops, stainless steel appliances and a large breakfast bar perfect for entertaining. Floor-to-ceiling windows flood the space with natural light and offer unobstructed views. Step onto one of the largest and sunniest private balconies in the building to enjoy Calgary's vibrant skyline. The spa-like master retreat comfortably accommodates a king-sized bed, two nightstands, and a large TV. It features custom California closets and a lavish 5-piece ensuite with dual sinks, a fully tiled shower, a soaker tub, and convenient front-loading washer and dryer. The condo also includes a guest bathroom for added convenience. An additional highlight includes a titled underground parking stall. The upscale Castello building provides exceptional amenities, including a concierge, a fully equipped gym, a social room, a guest suite, a car wash bay, and more. Perfectly located steps away from downtown, shopping, and Calgary's vibrant nightlife, this property offers the ultimate urban lifestyle. Don't miss this opportunity to own a luxury condo in one of Calgary's hottest locations!