

# \$459,000 - 303, 530 12 Avenue Sw, Calgary

MLS® #A2223631

## \$459,000

2 Bedroom, 2.00 Bathroom, 1,044 sqft

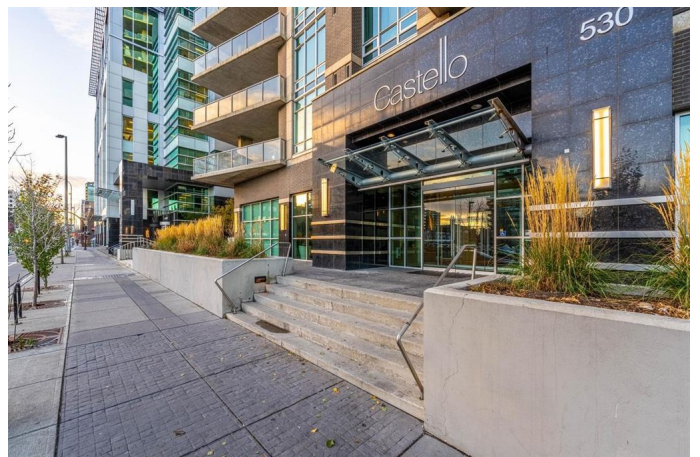
Residential on 0.00 Acres

Beltline, Calgary, Alberta

"Castello", located in Calgary's downtown design district, offers the "ultimate urban lifestyle", complete with this 2 bedroom, 2 bathroom property! With its excellent location, youâ€™ll be able to enjoy the close proximity to all the numerous amenities and services, including bikes lanes, C-train access, gyms, restaurants, Core shopping centre, plus trendy 17th Avenue! This beautiful 3rd floor 1044 SqFt north facing property has two large bedrooms, two full bathrooms, built in desk area and large "view" balcony. This suite is equipped with sleek modern finishings with an open concept, quartz counters, plenty of cabinet space, stainless steel appliances, dishwasher and microwave/hood vent combo. Spacious master with spa-like ensuite is complete with a large walk-in closet. The second bedroom is adjacent to the bathroom, which has a large soaker tub. Full size in-suite washer & dryer, floor-to-ceiling windows, new laminate flooring, r/l ceiling speakers. Take advantage of the amenities Castello has to offer, including a well appointed gym, bike storage and visitor parking. Titled secure underground heated parking stall and tilted storage locker. This is a perfect property for the individual looking for a stylish home with an inner city lifestyle!

Built in 2006

## Essential Information



MLS® #	A2223631
Price	\$459,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	303, 530 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0B1

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Titled

### Interior

Interior Features	No Smoking Home, No Animal Home
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings, Bar Fridge, Disposal, Microwave Hood Fan
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony
Construction	See Remarks

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	118
Zoning	DC

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.