

\$448,800 - 802, 530 12 Avenue Sw, Calgary

MLS® #A2265679

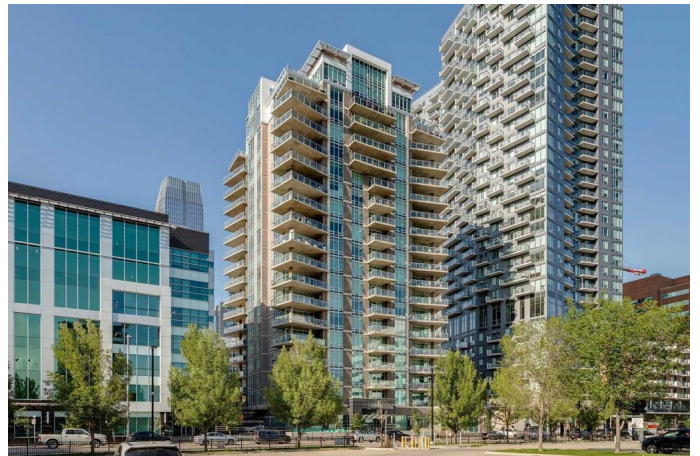
\$448,800

2 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated inner-city living at Castello, where luxury meets convenience in this 2 bedroom, 2 bathroom condo featuring TWO TITLED PARKING STALLS, side-by-side & just steps from the elevator. With only a handful of condos in this price range offering this advantage, this residence stands out as an exceptional find! Spanning 1,130 sq ft, the sophisticated corner layout is framed by floor-to-ceiling windows capturing sweeping sunset, mountain and city skyline views. An expansive wraparound patio serves as an entertainer's dream, ideal for summer barbeques, morning coffee or evening cocktails under Calgary's glowing skies. Sleek open-concept design invites effortless entertaining, anchored by a chef's kitchen with quartz countertops, stainless steel appliances, a wine fridge and a modern island that doubles as a social hub. Adjoining dining and living spaces are bathed in natural light, creating an inviting backdrop for gatherings or quiet nights in. Retreat to a serene primary suite with a generous walk-in closet and a spa-inspired ensuite with dual sinks, while the second bedroom offers ideal flexibility for guests, roommates or a home office with its own access to a full bathroom. A built-in desk area adds functionality for those working from home, while central A/C & Hunter Douglas window coverings ensure year-round comfort. In-suite laundry and titled storage add everyday practicality. Castello is one of Calgary's premier executive buildings,



offering residents a fitness centre, guest suite, car wash and an impressive modern lobby. Perfectly located in the heart of the Beltline, youâ€™re steps from 17th Ave and 4th Street where award-winning restaurants, boutique shops and vibrant nightlife await. Walk or bike downtown, explore nearby river pathways or unwind on your private patio as the sun sets over the mountains. Luxury urban living at its finest, enhanced by the rare convenience of two premium parking stalls!

Built in 2008

Essential Information

MLS® #	A2265679
Price	\$448,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	802, 530 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H3

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Secured Parking, Storage, Car Wash
Parking Spaces	2

Parking	Heated Garage, Titled, Underground, Parkade
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Stone Counters
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	19
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Rubber
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	18
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.