

# \$475,000 - 802, 530 12 Avenue Sw, Calgary

MLS® #A2239102

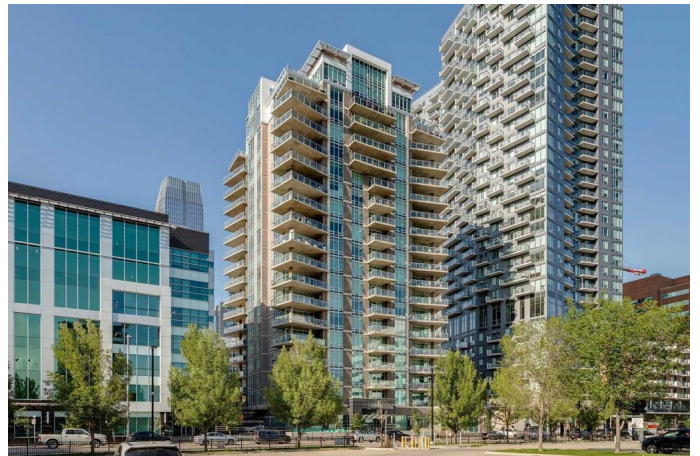
**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated inner-city living at Castello with this 2-bedroom, 2-bathroom luxury condo offering 1,130 sq ft of sophisticated space, framed by floor-to-ceiling windows and sweeping sunset, mountain, and city views. The incredible corner patio is an entertainer's dream, seamlessly extending the open-concept layout and creating a fantastic outdoor space for hosting summer barbecues or unwinding with the city lights as the backdrop. Culinary creativity is inspired in the chef's dream kitchen featuring quartz countertops, stainless steel appliances, a wine fridge and a sleek island perfect for casual gatherings. Easily host guests in the adjacent dining and living rooms while the expansive full-height corner windows expertly frame 180 degrees of showstopping views. Hunter Douglas window coverings provide both style and privacy, while central air conditioning ensures year-round comfort. The built-in desk delivers a stylish and functional space for a home office or creative nook. Designed as a true owner's escape, the primary bedroom features a large walk-in closet and a spa-inspired ensuite with dual sinks. The second bedroom is perfectly placed for privacy and flexibility, ideal for guests, roommates or a second office, with its own access to a full bathroom nearby, offering modern finishes and plenty of space. Enjoy ultimate convenience with in-suite laundry, titled storage and a rare bonus of 2 titled parking stalls located side-by-side and just steps from the elevator.



Castello is one of Calgary's premier executive buildings, featuring state-of-the-art amenities including a fully equipped fitness centre, guest suites, a car wash and a modern lobby that impresses upon entry. Perfectly located in the heart of the Beltline, you're steps from 17th Ave and 4th Street where award-winning restaurants, trendy cafes, and vibrant nightlife await. Walk or bike downtown, explore the nearby river pathways or simply relax on your private patio as the sun sets over the mountains. This is luxury urban living at its finest!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239102          |
| Price          | \$475,000         |
| 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 | Car Wash, Elevator(s), Fitness Center, Guest Suite, Secured Parking, |
|-----------|----------------------------------------------------------------------|

|                |                                             |
|----------------|---------------------------------------------|
|                | Storage                                     |
| Parking Spaces | 2                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                                                                      |
| Heating           | Fan Coil, Natural Gas                                                                                                                                                    |
| 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    | August 7th, 2025 |
| Days on Market | 14               |
| Zoning         | DC (pre 1P2007)  |

### Listing Details

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

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