

1306, 530 12 Avenue SW  
Calgary, Alberta

MLS # A2278918



## \$415,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 908 sq.ft.                         | Age:   | 2008 (18 yrs old) |
| Beds:     | 1                                  | Baths: | 1 full / 1 half   |
| Garage:   | Parkade, Stall, Underground        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |                 |
|-------------|---|------------|-----------------|
| Heating:    | Forced Air, Heat Pump   | Water:     | -               |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | -               |
| Roof:       | -   | Condo Fee: | \$ 656          |
| Basement:   | -   | LLD:       | -               |
| Exterior:   | Concrete  | Zoning:    | DC (pre 1P2007) |
| Foundation: | -   | Utilities: | -               |
| Features:   | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Wired for Sound |            |                 |
| Inclusions: | Roll Down Blinds, 2 Fobs, 1 Garage Control  |            |                 |

WELCOME to this MOVE IN READY 13th Floor AIR CONDITIONED UNIT, w/1 BEDROOM, 1  $\frac{1}{2}$  BATHROOMS, in a 908 sq ft CONDO in the CONNAUGHT Area in the BELTLINE, w/1 TITLED Stall in the Underground HEATED Parkade + 1 TITLED Storage Unit + GORGEOUS MOUNTAIN VIEWS from the SOUTH-FACING Balcony. Entering this EXECUTIVE SUITE is a spacious foyer leading into the main living area, you're greeted w/an EXPANSIVE open-concept floorplan w/9 ft Ceilings all framed w/FLOOR-TO-CEILING Windows, creating a BRIGHT, AIRY SPACE w/a seamless flow for EVERYDAY LIVING & ENTERTAINING. The MODERN Kitchen is designed to IMPRESS w/a STAINLESS STEEL WHIRLPOOL Appliance package, ELECTRIC STOVE, BUILT-IN DISHWASHER, MICROWAVE w/INTEGRATED HOOD FAN, FULL-SIZE FRIDGE + BEVERAGE FRIDGE. Enjoy the GENEROUS QUARTZ Countertops CEILING-HEIGHT Cabinetry w/Pull Out Drawers, a DOUBLE STAINLESS STEEL SINK + a COMMERCIAL-STYLE Pull-down Spray Faucet. The OPEN-CONCEPT Living & Dining Rooms provide a WELL-PROPORTIONED, INVITING space ideal for HOSTING Dinner Parties, RELAXING after a long day, or ENJOYING conversations w/ FRIENDS & all while feeling COMFORTABLE, FUNCTIONAL + EFFORTLESSLY STYLISH. Enhanced w/ DIMMER LIGHTING + WIRED-FOR-SOUND throughout, this space delivers BOTH AMBIENCE + ENTERTAINMENT at the touch of a button. Step outside to your SPACIOUS SOUTH-FACING BALCONY, w/a GAS LINE for BBQ's + perfectly positioned for ALL-DAY SUN + SWEEPING VIEWS w/rare 3-DIRECTION VIEW CORRIDOR (SE, S, SW). Enjoy SUNRISE TO SUNSET, MOUNTAIN VIEWS, direct sight lines to CENTRAL MEMORIAL PARK + a PREMIUM vantage point for

STAMPEDE FIREWORKS&mdash;all WELL ABOVE STREET ACTIVITY for ultimate privacy and comfort. A GUEST 2 pc POWDER ROOM adds convenience for hosting. The LARGE PRIMARY SUITE offers more FLOOR TO CEILING Windows + a GENEROUS CLOSET. RETREAT to the SPA-INSPIRED ENSUITE, ft DUAL SINKS, a SEPARATE SOAKER TUB, a FULLY ENCLOSED GLASS SHOWER + a PRIVATE WATER CLOSET, complemented by a STACKED Washer + Dryer for added CONVENIENCE. The WELL-MANAGED CASTELLO BUILDING is BUILT w/CONCRETE, making this a QUIET, SOLID BUILDING. Enjoy a WELL-EQUIPPED ONSITE GYM, CAR WASH BAY IN THE PARKADE, SECURE UNDERGROUND PARKING + INDOOR VISITOR STALLS, w/FOB-CONTROLLED ACCESS to the building, elevators + amenities, all supported by VIDEO SURVEILLANCE + ON-SITE MANAGEMENT, adding PEACE OF MIND. The building is PET-FRIENDLY (Condo Board Approval Required). Located in the HEART OF CONNAUGHT, Castello places you STEPS FROM DOWNTOWN, 4th Street/Mission, 17th Avenue shopping + dining, Central Memorial Park, River Pathways, Cultural Venues, Transit, Protected Bike Lanes + Everyday Essentials. Enjoy TRUE WALKABLE URBAN LIVING w/all the energy of the city, WITHOUT THE CONGESTION + NOISE of other Beltline locations. Don't Miss Out!! Book your showing NOW!!