



**GRASSROOTS**

REALTY GROUP

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1306, 530 12 Avenue SW  
Calgary, Alberta

MLS # A2278918



**\$395,000**

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

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

WELCOME to this MOVE IN READY 13th Floor AIR CONDITIONED UNIT, w/1 BEDROOM, 1 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 by an EXPANSIVE open-concept floorplan that has 9' Ceilings all framed w/FLOOR-TO-CEILING Windows, creating a BRIGHT, AIRY SPACE. A seamless flow for EVERYDAY LIVING & ENTERTAINING. The MODERN Kitchen is designed to IMPRESS incl/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, 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!