



201, 530 12 Avenue SW
Calgary, Alberta

MLS # A2308751



\$479,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,223 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 811
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Other	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

This is where convenience meets luxury, also where luxury meets affordability. Discover this stunning corner condo nestled in the heart of Calgary's vibrant Beltline, just steps away from a variety of restaurants, pubs, and shopping destinations. Boasting floor-to-ceiling windows, this spacious unit is flooded with natural light and offers a modern and inviting atmosphere. The large open kitchen features a central island, perfect for entertaining guests, and seamlessly flows into the generous dining area, making it easy to host gatherings or enjoy meals with family and friends. With bedrooms thoughtfully placed on opposite ends of the unit, both equipped with full bathrooms, you'll find the perfect blend of privacy and convenience. The luxurious master suite is particularly impressive, complete with a walk-in closet and ample space for relaxation. Step outside onto the expansive south facing, wraparound balcony providing an additional 290 square feet of living space. Which also features a gas line for your grilling needs—ideal for outdoor dining and entertaining. Additional features include titled underground parking and a titled storage unit, ensuring you have all the space you need. This condo offers a fantastic opportunity to experience urban living at its best and at an unbeatable price! Don't miss out—schedule a viewing today!