

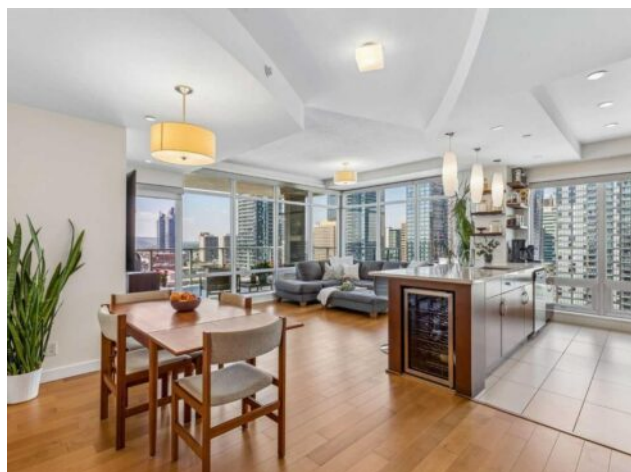


GRASSROOTS
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1702, 530 12 Avenue SW
Calgary, Alberta

MLS # A2333271



\$589,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,142 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 753
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Instant hot and cold water filtration system; kitchen wood shelves with brackets; all window coverings (including (4) four power blinds in the living room and (2) two power blind in the primary bedroom); (2) two TV wall brackets (TV excluded), building access fobs.

Welcome to this spectacular residence in the prestigious Castello building, ideally located in the heart of Calgary's vibrant Beltline. From its prime 17th-floor location, this executive condo offers some of the most breathtaking panoramic views in the city, showcasing the downtown skyline and the Rocky Mountains. Designed with an open-concept layout, this upgraded home is flooded with natural light through expansive floor-to-ceiling west-facing windows, while 9-foot ceilings create a bright and airy atmosphere throughout. This beautifully designed unit features two spacious bedrooms, two full bathrooms, and an inviting living and dining area that flows seamlessly into the stylish kitchen. Finished with quartz countertops, stainless steel appliances, a wine fridge (2022), a water filtration system, and seating for up to four, this kitchen is thoughtfully designed for both everyday living and entertaining. The primary suite is a luxurious retreat featuring a 4-piece ensuite with dual vanities, a tiled shower with a frameless glass enclosure, and a walk-in closet enhanced with custom cabinetry. The generous second bedroom includes a large organized closet and is currently used as a home office, offering excellent flexibility. A second full bathroom with a relaxing soaker tub completes the space. Step outside to your large west-facing concrete balcony, where a covered seating area, glass railing, and a natural gas BBQ hookup create the perfect setting to relax or entertain while taking in spectacular mountain and city views. Quality upgrades throughout include new hardwood flooring (2025), carpet (2024), interior paint (2024), and luxurious motorized Hunter Douglas blinds (remote or app-controlled) in both the living room and primary bedroom. Additional features include central air conditioning, an in-suite Samsung stacked washer and dryer (2025), one titled heated

underground parking stall, and a titled private storage locker. Castello offers an exceptional collection of amenities, including a fully equipped fitness centre, guest suite, bike storage, a car wash bay, two elevators, secure fob-controlled access, video surveillance, and on-site concierge service, providing both convenience and peace of mind. Guests will also appreciate the convenience of 12 heated visitor parking stalls in a separate secure visitor parking area. Located in one of Calgary's most desirable urban neighbourhoods, you'll enjoy walking to some of the city's best restaurants, caf  s, shops, parks, and downtown offices while embracing the energy and convenience of inner-city living. Whether you're entertaining guests, enjoying the vibrant downtown lifestyle, or simply taking in breathtaking mountain sunsets, this exceptional residence offers luxury living at its finest in one of Calgary's premier condominium buildings. **Be sure to watch the property VIDEO to experience everything this remarkable home has to offer.**