



**1703, 530 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2163784**



**\$539,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Heated Garage, Parkade, Secured, Titled, U		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 811
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

\$40,000 price reduction!!! Best priced condo in the Beltline. ACT now before it's gone. Perched high on the 17th floor with stunning 180 degree downtown views .This modern 2 bedroom, 2 bathroom unit is truly outstanding! Located minutes to downtown and just steps from memorial park and a short walk to Calgary's prime entertainment district with exciting nightlife, dining, pubs, diverse shops and much more right at your doorstep. Then come home to a quiet sanctuary within the amenity-rich Boutique building The Castello. This bright, open and sophisticated unit is perfectly centred around the expansive floor to ceiling windows framing jaw dropping city views. Fully air conditioned ensuring your comfort in any season. The exceptional upgrades don't end there with additional high-end luxuries including built in speakers, central vacuum system, central air conditioning, gleaming hardwood floors and an exceptional open and private floor plan. The gourmet kitchen inspires culinary adventures featuring quartz countertops, stainless steel appliances, a centre island with a beverage fridge and clear sightlines for easy conversations with guests. Sit back and relax in the inviting living room bathed in natural light with spectacular views from every angle. Host barbeques with the city lights and the breathtaking downtown backdrop on your spacious covered balcony. This perfect floor plan has the main living spaces separating the bedrooms for ultimate privacy. The spectacular views continue into the swoon-worthy master oasis featuring a lavish ensuite with dual sinks, an oversized shower and a large walk-in closet. The second bedroom is perfect for roommates, guests or an office and is ideally situated next to the second bathroom. In-suite laundry and a handy built-in tech desk for work, schooling or a cool bar area add to the allure of this outstanding home.

The building amenities are extensive including 2 heated titled parking stalls 152 and 153, a titled storage locker a well-equipped fitness room, a guest suite, visitor parking, hi-tech security and Concierge and much more! The fun and funky lobby is beautifully styled offering a welcoming and chic first impression upon entry. This unbeatable location is an easy walk or bike ride to downtown and the river or the vibrant night life on 17th Ave . There's nothing left to do but move right in and enjoy an easy urban lifestyle!