

# \$448,800 - 802, 530 12 Avenue Sw, Calgary

MLS® #A2265679

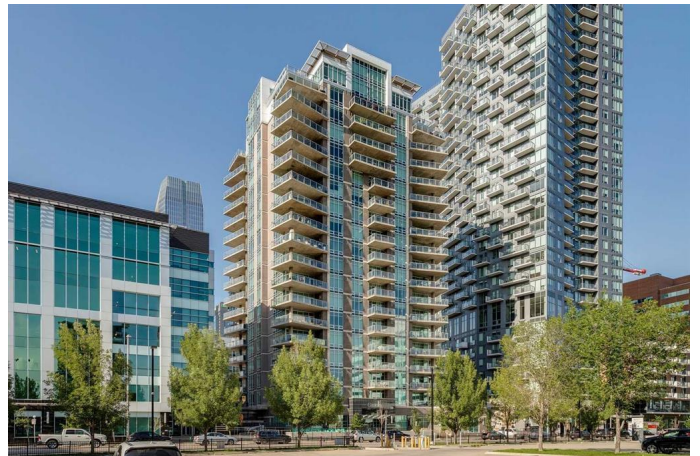
**\$448,800**

2 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated inner-city living at Castello, where luxury meets convenience in this 2 bedroom, 2 bathroom condo featuring TWO TITLED PARKING STALLS, side-by-side & just steps from the elevator. With only a handful of condos in this price range offering this advantage, this residence stands out as an exceptional find! Spanning 1,130 sq ft, the sophisticated corner layout is framed by floor-to-ceiling windows capturing sweeping sunset, mountain and city skyline views. An expansive wraparound patio serves as an entertainer's dream, ideal for summer barbeques, morning coffee or evening cocktails under Calgary's glowing skies. Sleek open-concept design invites effortless entertaining, anchored by a chef's kitchen with quartz countertops, stainless steel appliances, a wine fridge and a modern island that doubles as a social hub. Adjoining dining and living spaces are bathed in natural light, creating an inviting backdrop for gatherings or quiet nights in. Retreat to a serene primary suite with a generous walk-in closet and a spa-inspired ensuite with dual sinks, while the second bedroom offers ideal flexibility for guests, roommates or a home office with its own access to a full bathroom. A built-in desk area adds functionality for those working from home, while central A/C & Hunter Douglas window coverings ensure year-round comfort. In-suite laundry and titled storage add everyday practicality. Castello is one of Calgary's premier executive buildings,



offering residents a fitness centre, guest suite, car wash and an impressive modern lobby. Perfectly located in the heart of the Beltline, youâ€™re steps from 17th Ave and 4th Street where award-winning restaurants, boutique shops and vibrant nightlife await. Walk or bike downtown, explore nearby river pathways or unwind on your private patio as the sun sets over the mountains. Luxury urban living at its finest, enhanced by the rare convenience of two premium parking stalls!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265679          |
| Price          | \$448,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,131             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 802, 530 12 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H3               |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Secured Parking, Storage, Car Wash |
| Parking Spaces | 2                                                                            |

|              |                                             |
|--------------|---------------------------------------------|
| Parking      | Heated Garage, Titled, Underground, Parkade |
| # of Garages | 2                                           |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Stone Counters |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                                                                      |
| Heating           | Natural Gas, Fan Coil                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                              |
| # of Stories      | 19                                                                                                                                                                       |
| Basement          | None                                                                                                                                                                     |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Lot Description   | Views                   |
| Roof              | Rubber                  |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 8                  |
| Zoning         | DC (pre 1P2007)    |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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