



1105, 530 12 Avenue SW

## 530 12 Avenue Calgary Alberta

\$574,900

Wow! \$25,000 price decrease! Upscale living in an OUTSTANDING location that offers it all - SPECTACULAR VIEWS, UNDENIABLE STYLE and a VIBRANT INNER CITY ADDRESS! Welcome to your eleventh floor corner sanctuary in the coveted Castello tower, high above the many amenities mere steps away. This modern residence boasts several upgrades throughout its nearly 1,200 sq ft of impressive living space. Natural light floods the open concept kitchen, living, and dining rooms through the vast expanse of floor to ceiling windows while the warm and stylish colour palette creates an atmosphere of relaxed sophistication. Rich cabinetry highlights the kitchen which features stainless steel appliances, quartz countertops and a sprawling island. The adjoining dining space is cleverly situated making for a perfect place to entertain family and friends. The beautifully bright living room provides access to the expansive balcony with vast views to the east, west, south and north! The large primary suite continues to offer exceptional views through its banks of windows and accommodates a king sized bed as well as additional space for a seating area or a work station. The lux ensuite boasts a stunning renovated shower and large vanity with dual sinks. A walk in closet furnishes the owner's private retreat. The comfortable secondary bedroom provides additional in suite storage with 2 closets. Completing this exceptional unit is a well appointed second bathroom and convenient in suite laundry. Other notable highlights of this remarkable property include; 1. TWO TITLED PARKING STALLS 2. One additional titled storage unit 3. Air conditioning and 4. New wine fridge and microwave (2024). The well maintained Castello boasts a concierge, a gym, a car wash, a guest suite and a highly sought after location. This beautiful home requires no compromises - close to restaurants, pubs, downtown, LRT/transi...

4pc Bathroom Measurements not available

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Bedroom 12.00 Ft x 10.50 Ft

Dining room 9.08 Ft x 5.50 Ft

Kitchen 10.42 Ft x 20.58 Ft

Living room 16.92 Ft x 17.58 Ft

Primary Bedroom 15.08 Ft x 17.08 Ft

Listing Presented By:



Originally Listed by:

Coldwell Banker Mountain Central

<https://www.robandkim.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca