



## 530 12 Avenue Calgary Alberta

\$579,900

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 stor...

Other 4.42 Ft x 14.00 Ft

Living room 11.58 Ft x 16.00 Ft

Dining room 16.00 Ft x 6.67 Ft

Other 11.50 Ft x 8.92 Ft

Primary Bedroom 9.92 Ft x 14.00 Ft

4pc Bathroom 8.25 Ft x 9.67 Ft

Bedroom 9.92 Ft x 11.83 Ft

Other 2.25 Ft x 6.33 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

Laundry room 5.33 Ft x 2.75 Ft

Storage 3.08 Ft x 4.25 Ft

Other 8.83 Ft x 16.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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<http://johnbitonti.com/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

