



530 12 Avenue Calgary Alberta

\$395,000

WELCOME to this MOVE IN READY 13th Floor AIR CONDITIONED UNIT, w/1 BEDROOM, 1 1/2 BATHROOMS, in a 908 Sq ft CONDO in the CONNAUGHT Area in the BELTLINE, w/1 TITLED Stall in the UNDERGROUND HEATED Parkade + 1 TITLED Storage Unit + GORGEOUS MOUNTAIN VIEWS from the SOUTH-FACING Balcony! Entering this EXECUTIVE SUITE is a spacious foyer leading into the main living area. You're greeted by an EXPANSIVE open-concept floorplan that has 9' Ceilings all framed w/FLOOR-TO-CEILING Windows, creating a BRIGHT, AIRY SPACE. A seamless flow for EVERYDAY LIVING & ENTERTAINING. The MODERN Kitchen is designed to IMPRESS incl/STAINLESS STEEL WHIRLPOOL Appliance package, ELECTRIC STOVE, BUILT-IN DISHWASHER, MICROWAVE w/INTEGRATED HOOD FAN, FULL-SIZE FRIDGE + BEVERAGE FRIDGE. Enjoy the GENEROUS QUARTZ Countertops CEILING-HEIGHT Cabinetry w/Pull Out Drawers, a DOUBLE STAINLESS STEEL SINK + a COMMERCIAL-STYLE Pull-down Spray Faucet. The OPEN-CONCEPT Living & Dining Rooms provide a WELL-PROPORTIONED, INVITING space ideal for HOSTING Dinner Parties, RELAXING after a long day, or ENJOYING conversations w/FRIENDS -- all while feeling COMFORTABLE, FUNCTIONAL + EFFORTLESSLY STYLISH. Enhanced w/DIMMER LIGHTING + WIRED-FOR-SOUND throughout, this space delivers BOTH AMBIENCE + ENTERTAINMENT at the touch of a button. Step outside to your SPACIOUS SOUTH-FACING BALCONY, w/a GAS LINE for BBQ's + perfectly positioned for ALL-DAY SUN + SWEEPING VIEWS w/RARE 3-DIRECTION VIEW CORRIDOR (SE, S, SW). Enjoy SUNRISE TO SUNSET, MOUNTAIN VIEWS, direct sight lines to CENTRAL MEMORIAL PARK + a PREMIUM vantage point for STAMPEDE FIREWORKS--all WELL ABOVE STREET ACTIVITY for ultimate privacy and comfort. A GUEST 2 pc powder room adds CONVENIENCE for hosting. The LARGE PRIMARY SUITE offers more FLOOR TO CEILING Windows + a GENEROUS CLOSET. RETREAT to the SPA-INSPIRED ENSUITE, DUAL SINKS, a SEPARATE SOAKER TUB, a FU...

Other 17.08 Ft x 8.67 Ft
 Other 4.83 Ft x 3.17 Ft
 Living room 15.08 Ft x 14.50 Ft

5pc Bathroom 16.08 Ft x 8.92 Ft
 Foyer 9.92 Ft x 5.17 Ft
 Laundry room 3.00 Ft x 2.83 Ft
 a

Listing Presented By:



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Kitchen 10.50 Ft x 9.00 Ft

Dining room 14.50 Ft x 7.25 Ft

Primary Bedroom 11.67 Ft x 10.42 Ft

2pc Bathroom 6.92 Ft x 4.67 Ft

Other 13.00 Ft x 8.42 Ft