

# \$575,000 - 1401, 530 12 Avenue Sw, Calgary

MLS® #A2260294

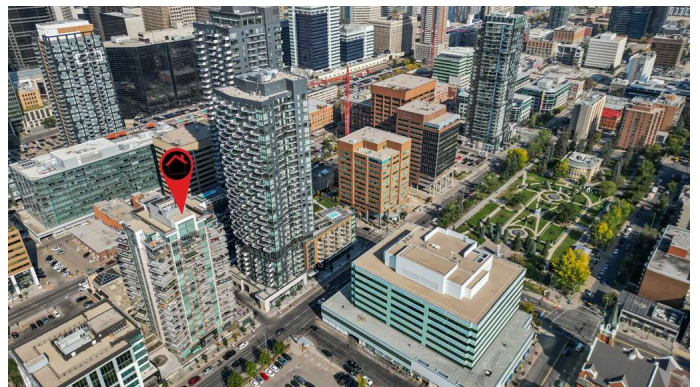
**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated urban living in this extra-spacious two-bedroom, two-bathroom corner suite perched on the 14th floor of the prestigious Castello building. Wrapped in floor-to-ceiling windows, this home is flooded with natural light and showcases sweeping views of Calgary's vibrant Beltline and downtown skyline. The thoughtfully designed layout separates the dual bedrooms, ensuring privacy while keeping the open-concept living, dining, and kitchen areas bright and connected. The primary retreat is a true sanctuary—featuring a 5-piece ensuite with an oversized glass-and-tile shower, double vanity, separate water closet, and a generous walk-in closet with custom built-ins. The spacious second bedroom features double closets and is conveniently located next to a stylish 4-piece bathroom, ideal for guests or family members. Freshly painted and beautifully finished, this suite boasts hardwood flooring, stone counters throughout, a new electric stove, a beverage fridge, custom wall coverings, and a convenient telephone desk. Enjoy the convenience of double side-by-side underground parking stalls and a separate storage locker. Step outside onto the expansive 17x24 ft balcony with a gas BBQ hookup—your private outdoor oasis with west-facing views, ideal for entertaining or unwinding. Castello offers residents an array of amenities including a large fitness studio, social room, guest suite, visitor parking, concierge service, and a stunning lobby that



sets the tone from the moment you enter. Perfectly situated in the heart of the Beltline, youâ€™ll love the easy access to 17th Avenue, Mission District, Memorial Park Library, BMO Centre, Stampede Grounds, shops, cafes, and the downtown coreâ€”all within walking distance. Professionally managed by Equium, with availability for May move-in. This is city living at its finestâ€”donâ€™t miss your opportunity to call the Castello home.

Built in 2008

**Essential Information**

MLS® #	A2260294
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1401, 530 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0B1

**Amenities**

Amenities	Elevator(s), Fitness Center, Secured Parking, Guest Suite
Parking Spaces	2
Parking	Stall, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Boiler
Cooling	Central Air
# of Stories	19

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	September 29th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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