ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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1705, 530 12 Avenue SW
Calgary, Alberta

MLS # A2257334

$573,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,173 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 766
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stone	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Inclusions: Garage Remotes

Designer Corner Unit with Panoramic City Views in the Heart of the Beltline. Step into modern luxury with this 17th-floor corner residence in the sought-after Castello building. Boasting floor-to-ceiling windows, 9-foot ceilings, and a massive wrap-around balcony, this home is designed for those who value natural light, stylish finishes, and unbeatable views spanning east, south, and west across Calgary’s skyline. Not to mention your own private viewing of the Stampede fireworks! The open-concept living space has been thoughtfully updated with designer touches, including a refinished feature wall with elegant wallpaper and a beautifully transformed kitchen. Here, you’ll find freshly painted cabinetry with new hardware, a striking designer backsplash, refreshed island with shiplap accents, and upgraded appliances, including a GE Café counter-depth refrigerator. A cleverly designed desk area in the kitchen doubles as a discreet, water-resistant spot for dog or cat dishes, keeping your furry friend’s essentials tucked neatly out of the way. Your primary retreat is a true sanctuary, featuring a full length window with automatic blinds, a spacious walk-in closet with built-ins, and a spa-inspired ensuite complete with double sinks, a private water closet, and a luxurious 3-sided glass shower with rain head. A second bedroom and full bathroom offer flexibility for guests, a home office, or both. Additional highlights include Miele in-suite laundry, central A/C, titled underground parking (conveniently near the elevator), and a titled storage locker. The Castello offers premier amenities: fitness centre, concierge service, guest suite, visitor parking, car wash bay, and bike rack area. Pets are welcome (with restrictions). Situated in the vibrant Beltline district, this home puts you just steps from Calgary’s best: the trendy restaurants and boutiques of 17th Avenue

and Mission, the energy of 1st Street and 12th Avenue, the cultural attractions of Stampede Park, and the business core of downtown, all within walking distance. If you’ve been searching for a stylish downtown home that blends modern comfort with unbeatable convenience, this is the one. Schedule your private showing today and experience why Castello remains one of Calgary’s most desirable addresses.

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