

**604, 530 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2317162**



**\$479,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Side By Side, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 930
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** 2 Security FOB's , garage door control, all TV brackets.

Castello, a premiere building in the heart of Calgary's action. This unique building has only 6 units per floor or fewer, has 2 elevators, has a gym, a guest suite, 11 main floor secure visitor parking stalls and visually exudes quality and a modern presence. Unit 604 has a fabulous floor plan, with separation between open living/entertaining spaces and private sleeping quarters. The unit is flooded with bright natural light throughout. The 1124 sq ft allow for a large functional living room flanked by a spacious kitchen, quaint dining space and a 300sqft+ balcony set up with a natural gas and glass railings. The kitchen is outfitted with stainless steel appliances, quartz countertops, a beverage fridge, a pantry and breakfast bar for 4-5 stools. In the bedroom wing are a good sized bedroom, 4 piece bath with tub and an oversized primary suite containing a well fixtured walk-in closet and bathroom with large glass shower and double sinks. Newer, full sized, stacked laundry machines and a in suite storage space complete the place nicely. The flooring is hardwood, modern matte tile and bedroom carpeting. Designer lighting add some extra classiness to this space. In the Parkade are 2, side x side parking stalls and a storage locker all on P4 and all titled ownership. All of this coupled with a fantastic location as well, 2 blocks to +15 entrance, on the edge of Corporate Downtown, a few blocks from Stampede Park, walking distance to the vibrant 17 Ave or 4 Street shops, restaurants and activities. A great place to call your new home!