

**1401, 530 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2178596**



**\$599,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 947
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Stone Counters		

**Inclusions:** None

PREMIUM SW CORNER on the 14th FLOOR in THE COSTELLO! This extra spacious, TWO bedroom, TWO bath suite offers views of Calgary's Beltline and downtown. The layout maximizes sunlight with abundant windows in the open concept layout. The living, dining, and kitchen areas separate the dual bedrooms on either side of the suite. The large scale, primary bedroom includes a 5 piece ensuite with oversized glass and tile shower, double vanity, separate water closet, and large walk-in closet with custom built-ins. The second bedroom offers double closets with adjacent 4 piece bathroom. Freshly painted, quality finishes include custom wall coverings, hardwood flooring, stone counters in kitchen and bathrooms, new electric stove, handy telephone desk, large kitchen island with beverage fridge, floor to ceiling windows with blinds, DOUBLE side by side underground PARKING stalls, and separate storage locker. Natural light streams throughout the living area during all seasons. A huge balcony (17x24 ft) with gas BBQ line and westerly views provides ample space for outdoor living and entertaining. This Beltline location allows for easy access to 17 Avenue and Mission District, plus is a short walk to the downtown. Memorial Park Library, BMO Centre and the Stampede Grounds are also at your doorstep. The building is well equipped with a large fitness studio, social room, visitor parking, guest suite, impressive foyer, and concierge desk. The property is available for May move-in with professional condo management by Equium.