1203 530 12 Avenue SW

Calgary | Active | MLS® A2357866

$494,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**1,029.86 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Enjoy the best of inner-city living in The Castello, ideally located in the heart of Calgary's vibrant Beltline. This two-bedroom, two-bathroom residence offers a functional layout with a bright, inviting living space, a well-appointed kitchen + two generously sized bedrooms, including a primary suite with ensuite. Additional conveniences include in-suite laundry, 2 titled underground parking stalls which are immediately adjacent to the elevators, a private storage locker + a large balcony that looks north to Downtown. Residents enjoy excellent building amenities, including concierge service, a fitness centre, guest suite, car wash bay + heated underground visitor parking. The location is hard to beat, with both 17th Avenue + 4th Street just steps away. Enjoy easy access to some of Calgary's best restaurants, cafés, boutique shopping, grocery stores, parks + the downtown core, all just a short walk from your door. An excellent opportunity to enjoy a connected, walkable lifestyle in one of Calgary's established inner-city buildings.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357866
Bedrooms	2
Bathrooms	2
Year Built	2008
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,029.86 sq. ft.
Main Level Finished Area:	1,029.86 sq. ft.
Condo Fee:	$894.82

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	12
Stories Total:	19
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2008 (Age: 18)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0812418
Heating:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0

Garage:	No
Parking:	Stall, Titled
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Castello
Community:	Beltline
Amenities:	Car Wash, Elevator(s), Fitness Center, Guest Suite, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 14'4" × 9'11" ·
Main Floor	Foyer · 13'11" × 4'6" ·
Main Floor	Kitchen · 10'5" × 8'3" ·
Main Floor	Living Room · 22'4" × 16'1" ·
Main Floor	Bedroom - Primary · 13'10" × 9'11" ·
Main Floor	Walk-In Closet · 10' × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, Elevator, High Ceilings, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)
Exterior Features:	Balcony

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1203-530-12-avenue-sw-calgary-a2357866/

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