1702 530 12 Avenue SW

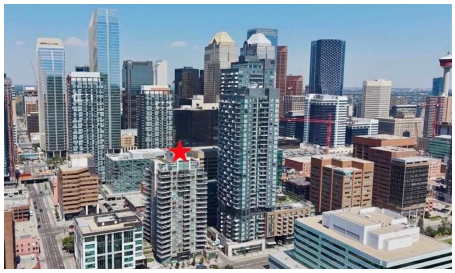
Calgary | Active | MLS® A2333271

$575,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**1,142 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this spectacular residence in the prestigious Castello building, ideally located in the heart of Calgary’s vibrant Beltline. From its prime 17th-floor location, this executive condo offers some of the most breathtaking panoramic views in the city, showcasing the downtown skyline and the Rocky Mountains. Designed with an open-concept layout, this upgraded home is flooded with natural light through expansive floor-to-ceiling west-facing windows, while 9-foot ceilings create a bright and airy atmosphere throughout. This beautifully designed unit features two spacious bedrooms, two full bathrooms, and an inviting living and dining area that flows seamlessly into the stylish kitchen. Finished with quartz countertops, stainless steel appliances, a wine fridge (2022), a water filtration system, and seating for up to four, this kitchen is thoughtfully designed for both everyday living and entertaining. The primary suite is a luxurious retreat featuring a 4-piece ensuite with dual vanities, a tiled shower with a frameless glass enclosure, and a walk-in closet enhanced with custom cabinetry. The generous second bedroom includes a large organized closet and is currently used as a home office, offering excellent flexibility. A second full bathroom with a relaxing soaker tub completes the space. Step outside to your large west-facing concrete balcony, where a covered seating area, glass railing, and a natural gas BBQ hookup create the perfect setting to relax or entertain while taking in spectacular mountain and city views. Quality upgrades throughout include new hardwood flooring (2025), carpet (2024), interior paint (2024), and luxurious motorized Hunter Douglas blinds (remote or app-controlled) in both the living room and primary bedroom.

Additional features include central air conditioning, an in-suite Samsung stacked washer and dryer (2025), one titled heated underground parking stall, and a titled private storage locker. Castello offers an exceptional collection of amenities, including a fully equipped fitness centre, guest suite, bike storage, a car wash bay, two elevators, secure fob-controlled access, video surveillance, and on-site concierge service, providing both convenience and peace of mind. Guests will also appreciate the convenience of 12 heated visitor parking stalls in a separate secure visitor parking area. Located in one of Calgary’s most desirable urban neighbourhoods, you'll enjoy walking to some of the city's best restaurants, cafés, shops, parks, and downtown offices while embracing the energy and convenience of inner-city living. Whether you're entertaining guests, enjoying the vibrant downtown lifestyle, or simply taking in breathtaking mountain sunsets, this exceptional residence offers luxury living at its finest in one of Calgary's premier condominium buildings. **Be sure to watch the property VIDEO to experience everything this remarkable home has to offer.**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333271
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:	1,142 sq. ft.
Main Level Finished Area:	1,142 sq. ft.
Condo Fee:	$753.07
Condo Fee Includes:	Common Area Maintenance, Gas, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Trash, Water
Front Exposure:	South
Unit Exposure:	West
Floor Location:	Other
Entry Level:	17
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
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
Garage Spaces:	1
Parking:	Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Castello
Community:	Beltline
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator
Inclusions:	Instant hot and cold water filtration system; kitchen wood shelves with brackets; all window coverings (including (4) four power blinds in the living room and (2) two power blind in the primary bedroom); (2) two TV wall brackets (TV excluded), building access fobs.

Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Kitchen · 11'6" × 9'4" ·
Main Floor	Dining Room · 9'2" × 8'2" ·
Main Floor	Living Room · 18'4" × 12'6" ·
Main Floor	Bedroom - Primary · 11'11" × 10'11" ·
Main Floor	Bedroom · 11'11" × 9'11" ·
Main Floor	Balcony · 23'6" × 16'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Elevator, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1702-530-12-avenue-sw-calgary-a2333271/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.