203 530 12 Avenue SW

Calgary | Active | MLS® A2351483

$449,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2008**	**1,038.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to **The Castello**, where modern style meets vibrant Beltline living! This beautifully renovated 2-bedroom, 2-bathroom executive condo features a bright, open-concept layout with large windows, abundant natural light and a fresh, contemporary feel. Light wide-plank flooring, crisp white cabinetry and recessed LED lighting create a clean, modern aesthetic, complemented by stainless steel appliances, granite countertops, a wine fridge and a spacious kitchen peninsula with additional seating. The primary suite offers a private ensuite and generous walk-in closet, while the second bedroom provides flexibility for guests or a home office.

The true showstopper is the **rare, massive 12' x 37' west-facing patio**, partially covered and offering exceptional outdoor living space to soak up the afternoon sun, entertain guests or enjoy summer BBQs. Additional highlights include in-suite laundry, one titled underground parking stall and a titled storage unit. Residents also enjoy concierge service, a fitness centre and convenient covered visitor parking.

Located in the heart of Calgary's Beltline, you're just steps from incredible restaurants, shopping, entertainment and everything downtown has to offer. **A beautifully renovated home with contemporary finishes and an exceptional outdoor space rarely found in condo living. Book your private showing today!**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351483
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:	1,038.8 sq. ft.
Condo Fee:	$717.63
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	19
Levels:	Single Level Unit
End Unit:	1 Common Wall
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:	0
Plan:	0812418
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Concrete, Metal Siding, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Titled
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Castello
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Guest Suite, Storage, Visitor Parking
Appliances:	Bar Fridge, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	None
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 14'3" × 9'11" ·
Main Floor	Dining Room · 16'1" × 9' ·
Main Floor	Kitchen · 10'9" × 8'6" ·
Main Floor	Living Room · 16'1" × 8'5" ·
Main Floor	Balcony · 37'10" × 15'3" ·
Main Floor	Bedroom - Primary · 14'3" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, See Remarks
Exterior Features:	Balcony, Other

Patio And Porch Features:	Balcony(s), See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-530-12-avenue-sw-calgary-a2351483/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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