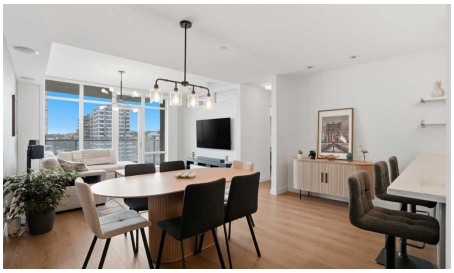
706 530 12 Avenue SW

Calgary | Active | MLS® A2358181

$356,000









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**2008**	**918.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Experience elevated inner city living in The Castello, one of Calgary's most sought after luxury buildings in the Beltline. This 918 sq ft one bedroom residence has been FULLY AND EXTENSIVELY RENOVATED with over $50,000 spent, creating a TRULY ONE OF A KIND unit that cannot be duplicated anywhere else in the building. TURNKEY and move in ready this home can come FULLY FURNISHED, giving the buyer the option to include all furniture making it an ideal opportunity for homeowners, executives, investors, or anyone looking for a seamless transition.

Unlike other units in Castello, this home has been completely updated with BRAND NEW luxury vinyl plank flooring, entirely new CUSTOM kitchen cabinetry, FRESH DESIGNER PAINT throughout, and BRAND NEW modern contemporary fixtures that transform the space into a sleek and sophisticated urban retreat. The thoughtful renovation elevates both the style and functionality of the home, making it feel brand new and entirely unique compared to other units in the building.

The bright open concept layout features 9 FOOT CEILINGS and dramatic floor to ceiling windows, allowing natural light to pour into the living space while showcasing unobstructed south facing views. The beautifully UPDATED KITCHEN is designed for both everyday living and entertaining, offering quartz countertops, stainless steel appliances, full height cabinetry, a wine cooler, garburator, and generous preparation space.

The spacious primary bedroom easily accommodates a king sized bed with nightstands and a large television, while the walk through closet leads to an impressive 5 piece spa inspired ensuite. The ensuite is one of the LARGEST IN THE BUILDING and features dual sinks, a deep soaker tub, and a luxurious steam shower, creating a true at home retreat. For added convenience, the front loading washer and dryer are discreetly located within the ensuite. A separate guest bathroom provides additional comfort and privacy for visitors.

Additional features include central air conditioning, a built in humidifier, in suite speakers with individual room controls, and a gas BBQ line on the balcony.

The unit also includes titled underground secure parking and a titled storage locker.

Residents of The Castello enjoy PREMIUM AMENTITIES including a fully equipped fitness centre, guest suite, car wash, and a social lounge. Perfectly located in the heart of the Beltline, you are steps from Calgary's best restaurants, cafes, shopping, and downtown amenities.

This is a rare opportunity to own a fully renovated, truly one of a kind residence in one of Calgary's premier condo buildings.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2358181
Bedrooms	1
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:	918.84 sq. ft.
Condo Fee:	$670.71
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	7
Stories Total:	19
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2008 (Age: 18)
Bedrooms:	1 (Above Grd: 1)

Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	0812418
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Brick, Concrete, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Paved, Secured, 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:	Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Storage, Visitor Parking
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer

Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 24'3" × 10'4" ·
Main Floor	Dining Room · 14'6" × 8'8" ·
Main Floor	Foyer · 9'11" × 5'5" ·
Main Floor	Kitchen · 11' × 8'4" ·
Main Floor	Living Room · 15'4" × 14'11" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	Balcony, BBQ gas line, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/706-530-12-avenue-sw-calgary-a2358181/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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