

# \$459,800 - 802, 530 12 Avenue Sw, Calgary

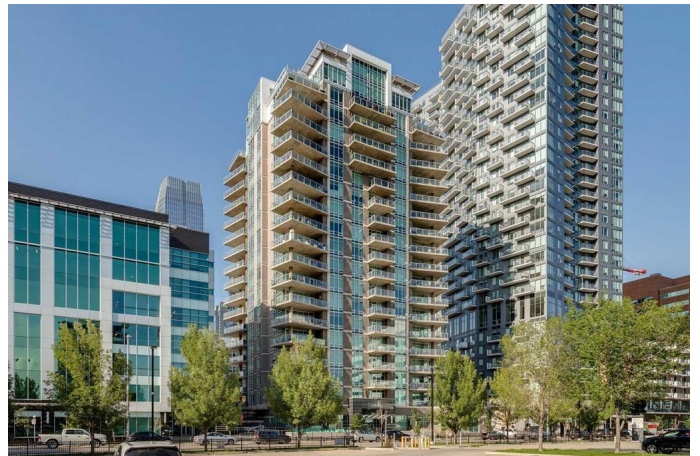
MLS® #A2239102

**\$459,800**

2 Bedroom, 2.00 Bathroom, 1,131 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated inner-city living at Castello with this 2-bedroom, 2-bathroom luxury condo offering 1,130 sq ft of sophisticated space, framed by floor-to-ceiling windows and sweeping sunset, mountain, and city views. The incredible corner patio is an entertainer's dream, seamlessly extending the open-concept layout and creating a fantastic outdoor space for hosting summer barbecues or unwinding with the city lights as the backdrop. Culinary creativity is inspired in the chef's dream kitchen featuring quartz countertops, stainless steel appliances, a wine fridge and a sleek island perfect for casual gatherings. Easily host guests in the adjacent dining and living rooms while the expansive full-height corner windows expertly frame 180 degrees of showstopping views. Hunter Douglas window coverings provide both style and privacy, while central air conditioning ensures year-round comfort. The built-in desk delivers a stylish and functional space for a home office or creative nook. Designed as a true owner's escape, the primary bedroom features a large walk-in closet and a spa-inspired ensuite with dual sinks. The second bedroom is perfectly placed for privacy and flexibility, ideal for guests, roommates or a second office, with its own access to a full bathroom nearby, offering modern finishes and plenty of space. Enjoy ultimate convenience with in-suite laundry, titled storage and a rare bonus of 2 titled parking stalls located side-by-side and just steps from the elevator.



Castello is one of Calgary's premier executive buildings, featuring state-of-the-art amenities including a fully equipped fitness centre, guest suites, a car wash and a modern lobby that impresses upon entry. Perfectly located in the heart of the Beltline, you're steps from 17th Ave and 4th Street where award-winning restaurants, trendy cafes, and vibrant nightlife await. Walk or bike downtown, explore the nearby river pathways or simply relax on your private patio as the sun sets over the mountains. This is luxury urban living at its finest!

Built in 2008

### Essential Information

MLS® #	A2239102
Price	\$459,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	802, 530 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H3

### Amenities

Amenities Car Wash, Elevator(s), Fitness Center, Guest Suite, Secured Parking,

	Storage
Parking Spaces	2
Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	19
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Rubber
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	August 7th, 2025
Days on Market	52
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	RE/MAX Realty Professionals
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