

# \$657,000 - 1401, 530 12 Avenue Sw, Calgary

MLS® #A2178596

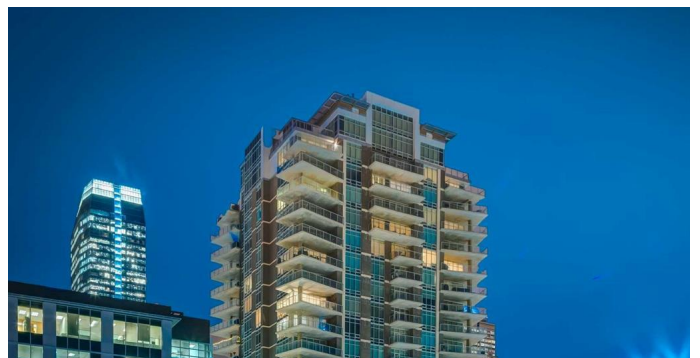
## \$657,000

2 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This extra spacious two bedroom, two bath suite is located on the PREMIUM SW CORNER of Costello in the heart of Calgary's Beltline. The layout maximizes sunlight with abundant windows in the open concept layout. The living, dining, and kitchen areas separate the dual bedrooms on either side of the suite. The large scale, primary bedroom includes a 5 piece ensuite with oversized glass and tile shower, double vanity, separate water closet, and large walk-in closet with custom built-ins. The second bedroom offers double closets with adjacent 4 piece bathroom. Freshly painted, quality finishes include custom wall coverings, hardwood flooring, stone counters in kitchen and bathrooms, new electric stove, handy telephone desk, large kitchen island with beverage fridge, floor to ceiling windows with blinds, side by side underground parking stalls, and separate storage locker. Up on the 14th floor, natural light streams in during all seasons. A huge balcony (17x24 ft) with gas BBQ line and westerly views provides ample space for outdoor living and entertaining. This Beltline location allows for easy access to 17 Avenue and Mission District, plus is a short walk to the downtown. Memorial Park Library, BMO Centre and the Stampede Grounds are also at your doorstep. The building is well equipped with a large fitness studio, social room, visitor parking, impressive foyer, and concierge desk. The property is available for February move-in with professional condo management by Equium.



Built in 2008

## Essential Information

MLS® #	A2178596
Price	\$657,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address	1401, 530 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0B1

## Amenities

Amenities	Elevator(s), Secured Parking, Fitness Center, Guest Suite
Parking Spaces	2
Parking	Titled, Underground, Enclosed, Parkade

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Stone Counters
Appliances	Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, Natural Gas
Cooling	Central Air
# of Stories	19

## Exterior

Exterior Features	Balcony
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Construction            Concrete

**Additional Information**

Date Listed            January 30th, 2025  
Days on Market        78  
Zoning                  DC

**Listing Details**

Listing Office           Calgary West Realty

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