

# \$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 |
|-------------------|---------|

Construction      Concrete

### **Additional Information**

Date Listed      January 30th, 2025

Days on Market      71

Zoning      DC

### **Listing Details**

Listing Office      Calgary West Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.