

# \$599,000 - 1401, 530 12 Avenue Sw, Calgary

MLS® #A2178596

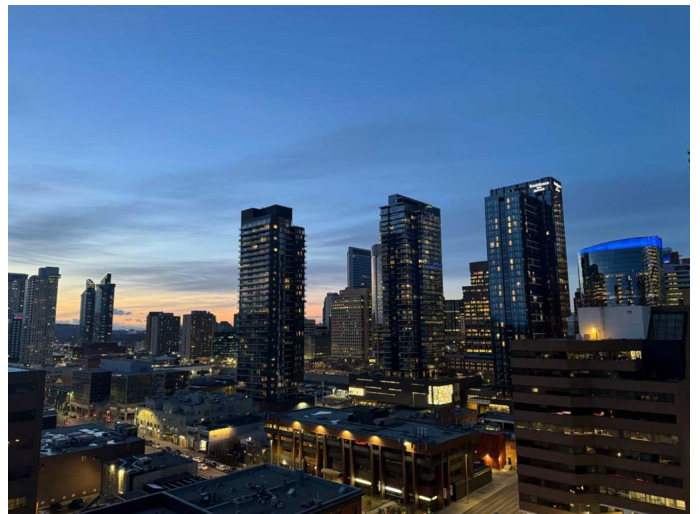
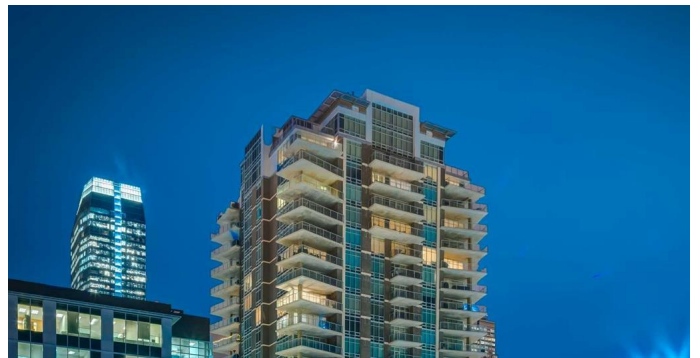
**\$599,000**

2 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PREMIUM SW CORNER on the 14th FLOOR in THE COSTELLO! This extra spacious, TWO bedroom, TWO bath suite offers views of Calgary's Beltline and downtown. 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, DOUBLE side by side underground PARKING stalls, and separate storage locker. Natural light streams throughout the living area 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, guest suite, impressive foyer, and concierge desk. The property is available for May



move-in with professional condo management  
by Equium.

Built in 2008

### Essential Information

MLS® #	A2178596
Price	\$599,000
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), Fitness Center, Guest Suite, Secured Parking
Parking Spaces	2
Parking	Enclosed, Parkade, Titled, Underground

### Interior

Interior Features	Built-in Features, Closet Organizers, Stone Counters, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan
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	91
Zoning	DC

## Listing Details

Listing Office	Calgary West Realty
----------------	---------------------

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