

\$573,000 - 1705, 530 12 Avenue Sw, Calgary

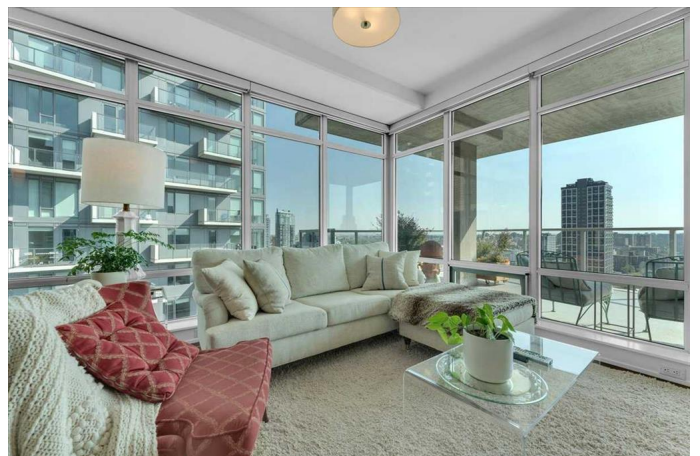
MLS® #A2257334

\$573,000

2 Bedroom, 2.00 Bathroom, 1,173 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Designer Corner Unit with Panoramic City Views in the Heart of the Beltline. Step into modern luxury with this 17th-floor corner residence in the sought-after Castello building. Boasting floor-to-ceiling windows, 9-foot ceilings, and a massive wrap-around balcony, this home is designed for those who value natural light, stylish finishes, and unbeatable views spanning east, south, and west across Calgary's skyline. Not to mention your own private viewing of the Stampede fireworks! The open-concept living space has been thoughtfully updated with designer touches, including a refinished feature wall with elegant wallpaper and a beautifully transformed kitchen. Here, you'll find freshly painted cabinetry with new hardware, a striking designer backsplash, refreshed island with shiplap accents, and upgraded appliances, including a GE Café counter-depth refrigerator. A cleverly designed desk area in the kitchen doubles as a discreet, water-resistant spot for dog or cat dishes, keeping your furry friend's essentials tucked neatly out of the way. Your primary retreat is a true sanctuary, featuring a full length window with automatic blinds, a spacious walk-in closet with built-ins, and a spa-inspired ensuite complete with double sinks, a private water closet, and a luxurious 3-sided glass shower with rain head. A second bedroom and full bathroom offer flexibility for guests, a home office, or both. Additional highlights include Miele in-suite



laundry, central A/C, titled underground parking (conveniently near the elevator), and a titled storage locker.

The Castello offers premier amenities: fitness centre, concierge service, guest suite, visitor parking, car wash bay, and bike rack area.

Pets are welcome (with restrictions).

Situated in the vibrant Beltline district, this home puts you just steps from Calgary’s best: the trendy restaurants and boutiques of 17th Avenue and Mission, the energy of 1st Street and 12th Avenue, the cultural attractions of Stampede Park, and the business core of downtown, all within walking distance.

If you’ve been searching for a stylish downtown home that blends modern comfort with unbeatable convenience, this is the one. Schedule your private showing today and experience why Castello remains one of Calgary’s most desirable addresses.

Built in 2008

Essential Information

MLS® #	A2257334
Price	\$573,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1705, 530 12 Avenue Sw
Subdivision	Beltline

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0B1

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	19

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	September 18th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
----------------	-------------

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.