

1802, 530 12 Avenue SW  
Calgary, Alberta

MLS # A2288929



## \$649,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,117 sq.ft.                       | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | In Floor   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | See Remarks  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 930          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |                   |                 |

**Inclusions:** NA

Sub Penthouse!! Experience elevated urban living in this stunning executive condo, featuring unobstructed panoramic city and mountain views. Flooded with natural light by day and illuminated by the glow of city lights at night, this spacious and immaculate suite offers an open floor plan with 9-ft ceilings, floor-to-ceiling windows, modern floors, and solid concrete construction. The generous kitchen is designed for both everyday living and entertaining, complete with extensive cabinetry, stainless steel appliances, quartz countertops, and a built-in wine cooler. The bright living area is surrounded by glass and seamlessly extends to an impressive 190 sq. ft. balcony with sweeping city views, creating the perfect setting for entertaining or relaxing while enjoying spectacular sunsets and the vibrant downtown skyline. The primary retreat features a spa-inspired ensuite with quartz counters, double vanity, large glass-enclosed steam shower, and walk-in closet. A spacious second bedroom, full bath, and convenient laundry complete the interior. Additional highlights include central air conditioning, titled storage locker, and 2 titled parking stalls. Ideally located in the heart of Calgary's vibrant urban core, this exceptional residence offers the perfect blend of luxury, comfort, and lifestyle.