\$575,000 - 1801, 530 12 Avenue Sw, Calgary

MLS® #A2192540

\$575,000

2 Bedroom, 2.00 Bathroom, 1,171 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

HUGE Price Improvement on this Luxury Sub-Penthouse unit with Stunning Mountain & City Views -

Welcome to this breathtaking 18th-floor sub-penthouse in Calgary's bustling beltline! Boasting unparalleled south and west-facing views, you'II enjoy sweeping panoramas of the Rocky Mountains and the city skyline from the comfort of your home. During Stampede in July, you can take in the amazing fireworks display all while enjoying a beverage on your massive balcony!

This 2-bedroom, 2-bathroom residence features an open-concept floor plan designed for modern living. Floor-to-ceiling windows flood the space with natural light, while high-end finishes add a touch of sophistication. The spacious primary suite offers a spa-like ensuite, and the second bedroom is perfect for guests, a home office, or both!

The gourmet kitchen is equipped with premium appliances, sleek cabinetry, and a large island, making it a dream for cooking and entertaining. The living and dining areas seamlessly blend together, leading to your private balcony, where you can unwind and take in the incredible views.

Enjoy access to top-tier building amenities, including a state-of-the-art fitness center, car wash, guest suite, underground-secure visitor parking, and more! This unit also includes the rare convenience of two titled underground parking stalls, ensuring secure and easy city







living.

Located in the vibrant beltline, you're just steps from shopping, dining, entertainment, and transit, offering the perfect balance of luxury and convenience.

Don't miss this rare opportunity to own a sky-high sanctuary in one of Calgary's most sought-after locations!

Built in 2008

Essential Information

MLS® # A2192540 Price \$575,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 1,171

Acres 0.00 Year Built 2008

Type Residential
Sub-Type Apartment
Style Apartment
Status Active

Community Information

Address 1801, 530 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R0B1

Amenities

Amenities Bicycle Storage, Car Wash, Fitness Center, Guest Suite, Secured

Parking, Visitor Parking

Parking Spaces 2

Parking Parkade

Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Walk-In Closet(s), French Door, Quartz Counters

Appliances Dishwasher, Refrigerator, Bar Fridge, Electric Stove, Microwave Hood

Fan, Washer/Dryer

Heating Fan Coil
Cooling Central Air

of Stories 19

Exterior

Exterior Features Balcony

Construction Brick, Concrete

Additional Information

Date Listed February 6th, 2025

Days on Market 74
Zoning DC

Listing Details

Listing Office MaxWell Canyon Creek

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