

# \$549,900 - 504, 530 12 Avenue Sw, Calgary

MLS® #A2219016

**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This bright and modern 2-bedroom, 2-bathroom corner unit on the 5th floor offers the perfect blend of style and city convenience. Located just steps from restaurants, shops, and the clinic, this spacious condo is ideal for individuals seeking a vibrant urban lifestyle. The sleek kitchen features contemporary cabinetry, quartz countertops, and a striking metal backsplash, opening into a sun-filled living area with hardwood floors and cozy carpeted bedrooms. Built-in ceiling and wall speakers throughout the unit – perfect for immersive sound and entertaining in style! Enjoy an oversized balcony (+300sq. ft. )with natural gas line perfect for relaxing or entertaining!!! Both bedrooms feature California Closets, with the primary offering a walk-in and private ensuite as well as in unit Laundry and storage room. Includes an oversized underground parking spot right next to the elevator, car wash station and underground titled storage unit. Building amenities include a full gym, guest suite, meeting room and concierge service in the elegant lobby.

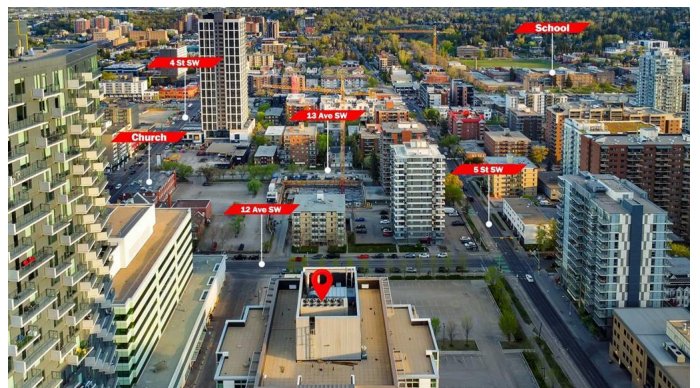
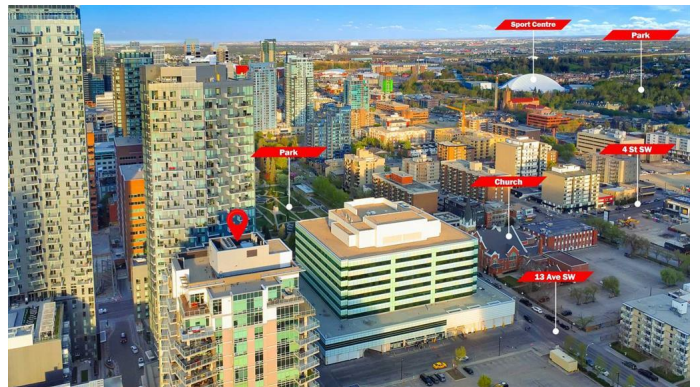
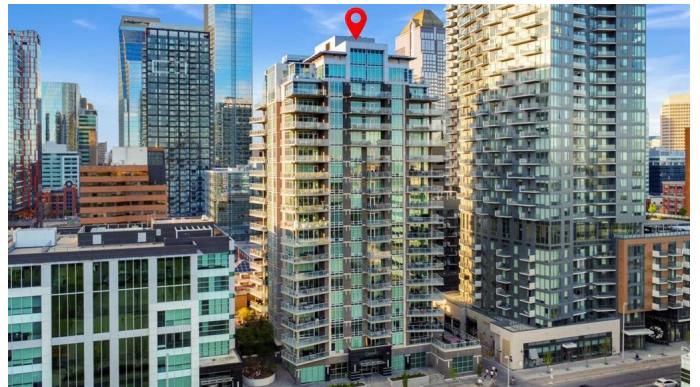
Built in 2008

## Essential Information

MLS® # A2219016

Price \$549,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,134             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 504, 530 12 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R0B1                |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Guest Suite, Storage, Visitor Parking |
| Parking Spaces | 1                                                                            |
| Parking        | Oversized, Titled, Underground                                               |
| # of Garages   | 1                                                                            |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Fan Coil                                                                                                                            |
| Cooling           | Central Air                                                                                                                         |
| # of Stories      | 19                                                                                                                                  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 13th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 1  |
| Zoning         | DC |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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