# \$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 â€" 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 2
Zoning DC

# **Listing Details**

Listing Office Royal LePage Benchmark

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.