

# \$634,900 - 1801, 530 12 Avenue Sw, Calgary

MLS® #A2192540

**\$634,900**

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

Beltline, Calgary, Alberta

We have a 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'll 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, youâ€™re just steps from shopping, dining, entertainment, and transit, offering the perfect balance of luxury and convenience.

Donâ€™t miss this rare opportunity to own a sky-high sanctuary in one of Calgaryâ€™s most sought-after locations!

Built in 2008

### Essential Information

MLS® #	A2192540
Price	\$634,900
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, Quartz Counters, Walk-In Closet(s), French Door
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, 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	57
Zoning	DC

## Listing Details

Listing Office	MaxWell Canyon Creek
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