

# \$500,000 - 504, 530 12 Avenue Sw, Calgary

MLS® #A2219016

**\$500,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft  
Residential on 0.00 Acres

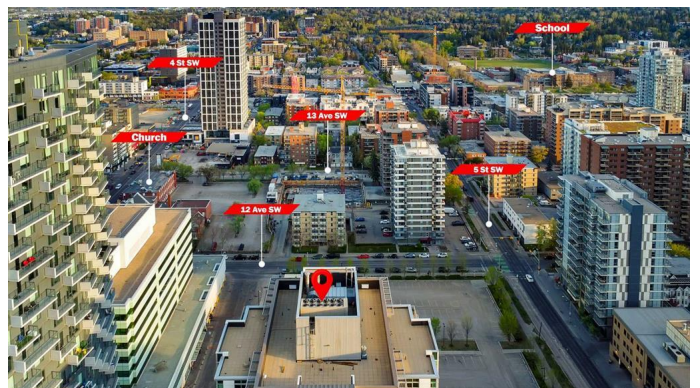
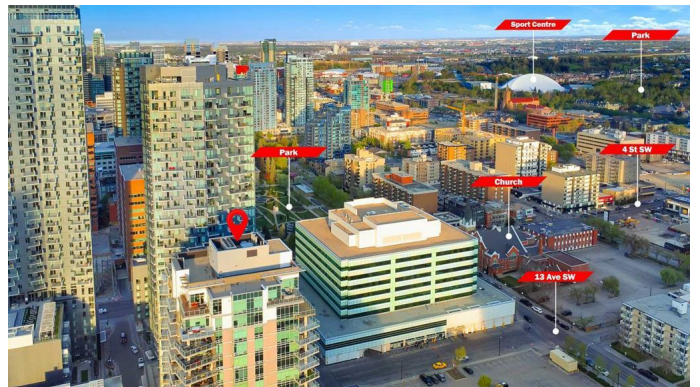
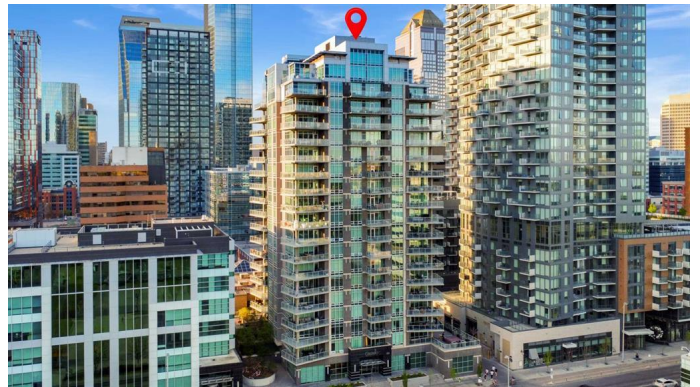
Beltline, Calgary, Alberta

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	\$500,000
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, Storage, Walk-In Closet(s), Recreation Facilities
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 35  
Zoning DC

## **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.