



**GRASSROOTS**  
REALTY GROUP

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2604, 310 12 Avenue SW  
Calgary, Alberta

MLS # A2218684



**\$299,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	445 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 360
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Situated on the 26th Floor, this 1-Bedroom Unit presents an abundance of natural light through its floor-to-ceiling windows. Sleek Italian Cabinetry with built-in lighting delight in the integrated European Appliances that grace the Kitchen with stone counters & matching backsplash. An added Kitchen Island provides a space for dining, laptop work & wine storage. Enjoy the convenience of In-Suite Laundry & the comfort of Air Conditioning. Adding to the appeal, a separate Assigned Storage Locker ensures ample space for your belongings. Step out to the large Balcony & be captivated by the bustling Downtown Skyline & Calgary Tower! PREMIUM BUILDING AMENITIES INCLUDE: Concierge Service & Security, Fitness Room, Yoga & Pilates Studio, Steam & Sauna Room, Social Lounge with Garden Terrace, a Furnished Suite for Guests & a separate Bike Storage Room. Located directly across from Central Memorial Park with close proximity to shopping, dining, entertainment & transit, this sought-after location is a dream! EMBRACE A LIFESTYLE OF LUXURY AND EMBRACE THE EXTRAORDINARY AT PARK POINT.