

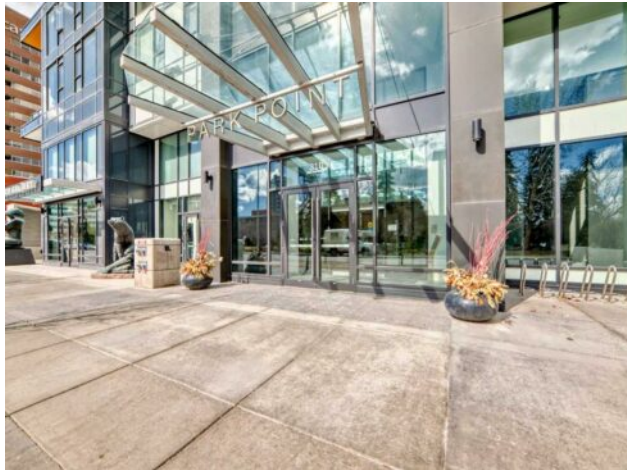


**GRASSROOTS**  
REALTY GROUP

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2003, 310 12 Avenue SW  
Calgary, Alberta

MLS # A2241601



**\$329,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	510 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Priced to sell! Experience elevated city living in this beautifully appointed 1-bedroom, 1-bathroom condo perched on the 20th floor of Park Point—ideally located in the heart of Calgary’s vibrant Beltline district. Enjoy breathtaking panoramic views of downtown, including the iconic Calgary Tower, all from the comfort of your private balcony. Step into a sleek, modern galley-style kitchen designed to impress, featuring a gas cooktop, full slab granite countertops and backsplash, and built-in oven, microwave, and fridge. Floor-to-ceiling windows flood the open-concept living space with natural light, while wide plank laminate flooring and 9-foot ceilings add a touch of refined elegance. The spacious bedroom offers privacy and functionality with dual closets, while the stylish bathroom includes a marble countertop vanity, walk-in glass shower, and clever hidden storage behind mirrored panels. A versatile flex room offers added functionality—perfect for a home office, creative studio, or additional in-suite storage. Additional highlights include in-suite laundry, an assigned storage locker, and a titled underground parking stall conveniently located just steps away. Park Point offers resort-style amenities including a fully-equipped gym, yoga room, sauna, steam room, lounge, BBQ terrace, zen garden, concierge service, 24/7 security, and a car/pet wash bay. You’re just steps from Central Memorial Park, top dining and shopping spots, transit, and the downtown +15 network. This is the ultimate downtown lifestyle. Don’t miss your chance to call this beautifully designed, move-in-ready condo home. Book your private tour today!