



GRASSROOTS
REALTY GROUP

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**3104, 310 12 Avenue SW
Calgary, Alberta**

MLS # A2242118



\$299,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	446 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 380
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Glass, Metal Siding	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All

Experience elevated downtown living at Park Point – one of Calgary's most prestigious high-rise residences, ideally located in the heart of the Beltline. This immaculate, like-new one-bedroom condo offers stunning, unobstructed views of Central Memorial Park and the vibrant cityscape beyond. Flooded with natural light and designed with warm, modern tones, the home exudes a welcoming and stylish ambiance you'll love coming home to. Enjoy year-round comfort with central air conditioning and floor-to-ceiling windows, complemented by resilient laminate flooring throughout. The sleek, open-concept kitchen is both functional and elegant, featuring built-in stainless steel appliances, granite countertops, and a full-height matching backsplash – perfect for both everyday living and entertaining. Retreat to the spacious bedroom where you can wake up to beautiful skyline views, and unwind in the luxurious bathroom complete with a deep soaker tub, oversized vanity, and contemporary fixtures. Perched on the 31st floor with desirable north exposure and soaring 8-foot ceilings, this unit offers breathtaking panoramic views and a peaceful escape above the city buzz. Park Point's premium amenities include concierge service, fitness centre, sauna, and beautifully landscaped outdoor spaces, elevating your urban lifestyle. Whether you're a first-time buyer, investor, or a professional seeking the convenience of walking to work, this is a rare opportunity to own in one of downtown Calgary's most sought-after developments. Don't miss out – book your private showing today!