



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

**MLS # A2278876**



**\$299,800**

**Division:** Beltline

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 446 sq.ft. **Age:** 2018 (8 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** None

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 380

**LLD:** -

**Zoning:** CC-X

**Utilities:** -

**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:** None

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!