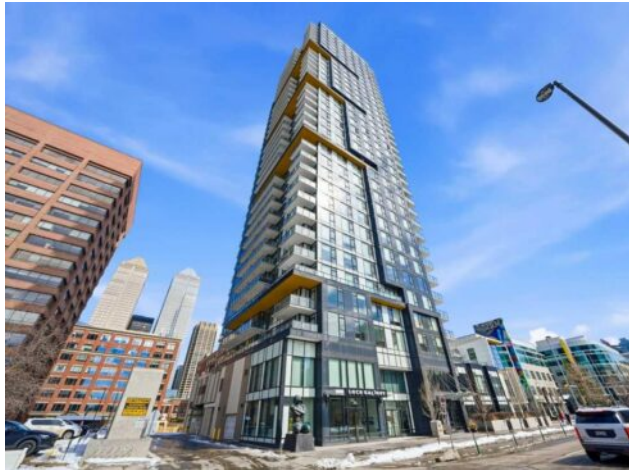




**1906, 310 12 Avenue SW
Calgary, Alberta**

MLS # A2303090



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	568 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: N/A

Welcome to this thoughtfully designed layout, which is among the most spacious 1-bedroom and office floor plans available in Park Point! The bright, open-concept living space is filled with natural light from expansive windows, creating a warm and inviting atmosphere. The sleek kitchen is both stylish and functional, featuring granite countertops and backsplash, high-end stainless steel appliances, and generous storage. The unit includes a generously sized bedroom along with a versatile den, ideal for a home office or additional living space. Step out onto your private balcony and enjoy stunning city views. Residents of Park Point enjoy access to an impressive array of amenities, including a fully equipped fitness centre, spa-inspired facilities with a steam room and infrared sauna, guest suites, concierge service, and overnight security. Additional highlights include a beautifully designed residents' lounge with kitchen and entertainment space, a community party room, and an outdoor terrace complete with BBQs, dining areas, and a firepit—perfect for hosting or relaxing. The building also features a Zen garden and a dedicated pet run with seating areas. Perfectly positioned across from Central Memorial Park in the heart of Calgary, this exceptional condo places you steps from some of the city's best shops, dining, and entertainment.