



**2205, 310 12 Avenue SW
Calgary, Alberta**

MLS # A2303992



\$485,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: na

Bright High-Floor Luxury Condo | 2 Bed + 2 Bath | Prime Beltline Location Live above it all in this stunning 22nd floor condo in the prestigious Park Point building, perfectly located in Calgary’s sought-after Beltline, right across from Central Memorial Park. Offering floor-to-ceiling windows, this bright and beautifully maintained 2-bedroom, 2-bathroom home is filled with natural light and features a modern open-concept layout with 9-foot ceilings and a warm, inviting feel. The sleek, high-end kitchen is designed to impress with beautiful cabinetry, built-in stainless-steel appliances, a gas cooktop, and full slab granite countertops and backsplash, flowing seamlessly into the living and dining space. Thoughtfully designed for privacy, the bedrooms are fully separated, with the primary featuring a spa-like ensuite and the second bedroom offering direct access to its own bathroom—ideal for guests or roommates. The unit is exceptionally clean, smoke-free, pet-free with the added comfort of air conditioning. Park Point offers true luxury living with 24/7 concierge, three high-speed elevators, a fully equipped fitness centre with yoga space, sauna and steam room, a peaceful Zen garden, outdoor lounge with BBQ area, recreation space, guest suite, secure bike storage, package reception, underground visitor parking, and even a car wash bay. Titled heated underground parking and a storage locker are also included for your convenience. Step outside and enjoy everything at your doorstep—Central Memorial Park, Elbow River pathways, tennis and pickleball courts, 17th Avenue’s shops, cafés, restaurants, grocery stores, and nightlife, plus quick access to downtown, the +15 system, and even the Stampede grounds. Whether you work nearby or just want the ultimate walkable lifestyle, this location delivers.