



708, 310 12 Avenue SW
Calgary, Alberta

MLS # A2157338



\$549,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	884 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 704
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: None

****OPEN HOUSE - NOV 24TH 1-3 pm.**** Welcome to luxury living at the prestigious Park Point building, nestled in Calgary's vibrant Beltline community. This stunning 2-bedroom, 2-bathroom corner unit features an open-concept kitchen, living, and dining area with soaring 9-foot ceilings and floor-to-ceiling windows, offering unobstructed views of Central Memorial Park and the northwest cityscape. The modern kitchen boasts high-end finishes, including panelled fridge and dishwasher, stainless steel gas cooktop and oven, an oversized island, and a designated coffee bar, perfect for the at-home barista. With updated light fixtures and air conditioning throughout, this condo exudes both comfort and elegance. The spacious primary bedroom is a peaceful retreat with a walk-through closet leading to a luxurious 4-piece ensuite. The second bedroom is well-appointed with access to a 3-piece guest bath, making this space ideal for hosting visitors. A separate office/den with a window overlooks the park, providing the perfect backdrop for productivity. Step out onto the northwest-facing balcony to enjoy the sweeping views, or simply relax in the expansive living area filled with natural light. Additional features include in-suite laundry, heated underground titled parking, visitor parking, and a separate storage locker for all your needs. Residents of Park Point enjoy an array of first-class amenities, including a fitness center, sauna/steam room, a zen garden courtyard, communal BBQ area, and a stylish party room. With 24-hour concierge and security, as well as three elevators ensuring easy access at all times, convenience is paramount. Located just steps away from Bar Chouette, Deville Coffee House, the Beltliner diner, and Central Memorial Park, this condo offers quick access to the CTrain and is perfectly situated between the popular 17th Avenue and Stephen

Avenue. Experience sophisticated urban living at its finest in this exceptional downtown Calgary condo.