



GRASSROOTS
REALTY GROUP

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**3205, 310 12 Avenue SW
Calgary, Alberta**

MLS # A2197564



\$520,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	752 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home		

Inclusions: N/A

Priced to sell! Experience unparalleled luxury living on the 32nd floor of this stunning apartment with breathtaking downtown views. This impeccably designed 2-bedroom, 2-bathroom residence features a high-end kitchen with built-in appliances for a sleek, clutter-free look, and offers spacious private areas for ultimate comfort. Enjoy peace of mind with 24-hour security in this exclusive building. Enjoy indoor gym, luxury patio barbecue and meeting room, indoor parking and extra storage space. Don't miss the chance to own this exquisite home – contact us today to schedule a viewing.