



GRASSROOTS
REALTY GROUP

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508, 310 12 Avenue SW
Calgary, Alberta

MLS # A2204249



\$595,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 704
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Park Point, Calgary's premier luxury development in the Beltline, across from historic Central Memorial Park. This sophisticated south-facing 5th-floor corner unit features 2 spacious bedrooms, 2 full bathrooms, a private den, and an expansive balcony with stunning park views. Floor-to-ceiling windows flood the space with natural light, complementing the neutral tones, wide plank flooring, and 9' ceilings. The chef's kitchen showcases integrated appliances, dual refrigerators, granite countertops, large island, beverage center, and sleek cabinetry. The owner's suite offers a walk-through closet and a luxurious ensuite with marble vanity and oversized tiled shower. Both bathrooms feature Italian marble vanities and custom tile flooring. Additional conveniences include a laundry closet, underground parking stall, and storage locker. Park Point provides exceptional amenities such as a furnished owner's lounge, guest suite, 24-hour concierge, fitness facility, yoga studio, sauna, steam room, Zen terrace, and social lounge with a fire pit and BBQ. Located steps from 17th Avenue's restaurants, shopping, and Elbow River pathways, this home blends luxury, privacy, and vibrant urban living.