



**GRASSROOTS**  
REALTY GROUP

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**2506, 310 12 Avenue SW  
Calgary, Alberta**

**MLS # A2210185**



**\$369,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	567 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters		

**Inclusions:** n/a

**DOWNTOWN LIVING AT ITS FINEST | MODERN LUXURY | EXCEPTIONAL BUILDING AMENITIES | GYM - SAUNA & MORE | BREATHTAKING VIEWS |** Introducing 2506 at Park Point! Offering spectacular views of Memorial Park and the vibrant downtown skyline. Located on the 25th floor, this unit provides a perfect balance of city living with impressive vistas, all from the comfort of your home. Enjoy an open-concept living space, flooded with natural light from expansive floor-to-ceiling windows. The kitchen features sleek granite countertops, a stylish backsplash, and high-end European appliances, including a built-in refrigerator and dishwasher, creating a seamless, modern aesthetic. The bathroom has been thoughtfully designed with elegant tiled walls, a built-in vanity, and a glass-enclosed shower, offering a luxurious and contemporary experience. This one-bedroom plus den unit maximizes its layout. The den is separated by sliding glass doors, allowing for a flexible living space. The doors can be tucked away to expand the bedroom area, providing even more versatility. Step outside onto the balcony that spans the entire unit's width, where you can enjoy panoramic views of the city. Additional features include building air conditioning, in-suite laundry, a titled underground heated parking spot, visitor parking, and an assigned storage locker for your convenience. There is also a car wash and dog wash for unit owners/occupants! Park Point's amenities set it apart, including 24/7 concierge and security, a fully equipped fitness room, a yoga studio with an outdoor balcony overlooking downtown, and men's and women's change rooms with access to a dry sauna and steam room. The gorgeous owner's lounge offers a private patio and BBQ area, perfect for entertaining friends and family. Located in the heart of the vibrant Beltline

district, you can access top restaurants, shopping, art galleries, and parks. This exceptional home offers the ultimate urban lifestyle &ndash; schedule your showing today!