

**2003, 310 12 Avenue SW  
Calgary, Alberta**

**MLS # A2224494**



**\$354,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	510 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

Experience elevated city living in this beautifully appointed 1-bedroom, 1-bathroom condo perched on the 20th floor of Park Point—ideally located in the heart of Calgary’s vibrant Beltline district. Enjoy breathtaking panoramic views of downtown, including the iconic Calgary Tower, all from the comfort of your private balcony. Step into a sleek, modern galley-style kitchen designed to impress, featuring a gas cooktop, full slab granite countertops and backsplash, and built-in oven, microwave, and fridge. Floor-to-ceiling windows flood the open-concept living space with natural light, while wide plank laminate flooring and 9-foot ceilings add a touch of refined elegance. The spacious bedroom offers privacy and functionality with dual closets, while the stylish bathroom includes a marble countertop vanity, walk-in glass shower, and clever hidden storage behind mirrored panels. A versatile flex room offers added functionality—perfect for a home office, creative studio, or additional in-suite storage. Additional highlights include in-suite laundry, an assigned storage locker, and a titled underground parking stall conveniently located just steps away. Park Point offers resort-style amenities including a fully-equipped gym, yoga room, sauna, steam room, lounge, BBQ terrace, zen garden, concierge service, 24/7 security, and a car/pet wash bay. You’re just steps from Central Memorial Park, top dining and shopping spots, transit, and the downtown +15 network. This is the ultimate downtown lifestyle. Don’t miss your chance to call this beautifully designed, move-in-ready condo home. Book your private tour today!