

**602, 310 12 Avenue SW  
 Calgary, Alberta**
**MLS # A2273099**
**\$359,800**


<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

**Inclusions:** NA

Situated in the heart of the city, in one of the most sought-after buildings, "Park Point". The ultra-sophisticated lobby and greetings from concierge lets you know this is a very special building. Located on the 6th floor is this sleek unit with 9' ceilings, newly painted walls and wide plank floors throughout. The kitchen is accented with high end cabinetry, granite backsplash and counters, built-in high end AEG / Panasonic appliances with undermounted lighting to set the mood. The main living room faces North with floor to ceiling windows to allow ample natural light. Adjacent the living room is access to your private balcony for those summer evenings and fresh air. The large bedroom has two generous sized closets. Completing this gorgeous unit is the 4-piece bath with under-mount lighting, quartz countertop, dual flush toilet, glass-enclosed shower and full tile throughout. A storage room with in-suite laundry completes this unit beautifully. This one of a kind building has amenities like no other including a fully equipped fitness center, Yoga studio, sauna and steam room, resident's lounge, party room, outdoor courtyard, BBQ station, ample visitor parking, guest suites, car/pet wash bay, secured parking, 24-hour security and secured storage makes it easy to impress when hosting guests in style. Perfectly located in the heart of the Beltline, Park Point provides the highest walking score of all communities. Steps away from top-rated restaurants, cafés, shopping, entertainment, and nightlife of 17th Avenue, 10th, Stephen Ave and Mission; while the Saddledome and Stampede Park offer year-round events and sports. For those who work downtown, the +15 network is one block away, ensuring an elevated and weather protected walk. This meticulously crafted residence delivers the ultimate urban lifestyle with premium finishes and

top-tier amenities.