

**3001, 310 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2303513**



**\$374,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	505 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Garburator

30th floor, WEST-FACING condo with MASSIVE BALCONY and UNDERGROUND parking. Perfectly positioned to capture panoramic mountain views, the downtown skyline, and stunning sunsets. Located in the heart of the Beltline, surrounded by many of Calgary's best shops, restaurants, and Memorial Park. Inside, the home blends modern design with everyday comfort. Floor-to-ceiling windows flood the space with natural light, while high ceilings and wood laminate flooring create an open, airy feel. The sleek kitchen features Italian Armony Cucine cabinetry, stone slab countertops and backsplash, a gas range, integrated panel refrigerator, custom island, and premium finishes throughout. The spacious bedroom includes a walk-in closet, complemented by a well-appointed bathroom with a large tub/shower combo. Additional features include built-in shades, air conditioning, in-suite laundry, underground titled parking, and an extra storage locker. The modern style and design of Park Point and its amenities allow for the perfect urban lifestyle. Park Point offers 24/7 concierge and security, a fully equipped fitness centre, yoga studio, sauna and steam room, social lounge with kitchen, party room, outdoor BBQ and lounge area, guest suite, underground visitor parking, secure bike storage, and a car/pet wash station. Opportunities like this don't come up often&mdash;book your showing today before it&rsquo;s gone!