

603, 310 12 Avenue SW
Calgary, Alberta

MLS # A2319390



\$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	489 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: None

Located in the heart of downtown, Park Point puts you steps from some of Calgary's best restaurants, shopping, entertainment, and transit options, making it easy to enjoy everything the city has to offer. This well-appointed 1-bedroom plus den unit offers a functional layout with modern finishes and floor-to-ceiling windows that fill the space with natural light. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating an inviting space that's perfect for both everyday living and entertaining. The kitchen features integrated appliances, granite countertops, and plenty of storage, combining style and practicality. The den provides valuable flexibility and works perfectly as a home office, reading nook, or additional storage space. The spacious bedroom offers large windows and generous closet space, while the contemporary bathroom is finished with sleek fixtures and a modern vanity. Additional features include in-suite laundry, central air conditioning, a private balcony with city views, one titled underground parking stall, and a separate storage locker. Residents of Park Point enjoy exceptional amenities, including a fully equipped fitness centre, yoga studio, sauna, rooftop terrace with BBQ area, and 24-hour concierge and security service. Whether you're a first-time buyer, professional, or investor, this is an opportunity to enjoy the convenience and lifestyle of one of Calgary's premier downtown addresses.