

**2903, 310 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2229734**



**\$355,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	504 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>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** All furniture negotiable

Welcome to Park Point – where luxury meets lifestyle in the heart of Calgary’s vibrant Beltline district. This beautifully designed 1-bedroom, 1-bathroom condo offers a seamless blend of modern finishes and incredible downtown views from the 29th floor. Step into the sleek galley-style kitchen featuring a gas cooktop, full slab granite countertops, and matching backsplash – perfect for the modern urban dweller. Wide plank laminate flooring flows throughout the unit, adding a touch of contemporary elegance. The open-concept living area is ideal for both relaxing and entertaining, with floor-to-ceiling windows that showcase breathtaking views of the Calgary Tower and glimpses of the Rockies. Enjoy your morning coffee or unwind in the evening on your private balcony. The spacious bedroom easily accommodates a queen-sized bed and includes dual closets for ample storage. The stylish bathroom features a vanity, walk-in glass shower, and hidden storage behind sleek mirrored panels. You’ll love the additional in-suite storage room, plus there’s a separate storage locker conveniently located on the same level as your titled underground parking stall. Residents of Park Point enjoy world-class amenities including a fully-equipped fitness centre, yoga room, sauna, steam room, owner’s lounge, outdoor BBQ area, garden, concierge service, car wash bay, and more. Located just steps from Central Memorial Park, the Beltline’s best dining and shopping, and easy access to the Plus 15 network, this is truly urban living at its finest. Don’t miss your chance to call this downtown gem home – book your private showing today!