

**2803, 310 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2247798**



**\$349,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 442
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Introducing Park Point: A Luxurious High-Rise Overlooking Central Memorial Park Experience urban living at its finest with this meticulously maintained one-bedroom unit on the 28th floor. Enjoy stunning city skyline views and the Calgary Tower from your living room and bedroom windows. The white European-style kitchen features elegant cabinets, quartz countertops, and a gas cooktop. In-suite laundry and 1 titled underground parking stall\* adds convenience, while central air conditioning keeps you cool during hot Calgary summers. Don't miss your chance to own this exceptional Park Point unit. Contact your favourite agent today to elevate your lifestyle!  
\*Includes 1 titled underground parking stall. Title reassignment is in process and will be confirmed prior to possession. Supporting documentation to be provided