



1907, 310 12 Avenue SW  
Calgary, Alberta

MLS # A2306487



**\$635,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Side By Side, Stall, Titled, 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>	\$ 785
<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>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island		

**Inclusions:** NA

Welcome to Park Point, where elevated downtown living meets one of the Beltline's most sought after locations. This corner residence offers sweeping southeast views over Central Memorial Park and the Calgary Tower, creating a dynamic backdrop of greenery, fountains, and city energy that can be enjoyed from the living room, primary bedroom, and private balcony. Built in 2018 and perfectly situated across from Central Memorial Park and Library, this 2 bedroom plus den home delivers a refined inner city lifestyle with a seamless blend of comfort and design. The open concept layout is enhanced by floor to ceiling windows that fill the space with natural light, while modern finishes throughout include integrated appliances, granite countertops, and a clean, cohesive backsplash. The primary suite is elevated with custom California Closets, offering both style and thoughtful storage. A flexible den provides the ideal space for a home office or study, and in suite laundry adds everyday convenience. The spacious balcony extends your living area outdoors, perfect for taking in the surrounding views. Two side by side titled parking stalls complete the home, a rare and valuable feature in this location. Residents of Park Point enjoy access to over 9,000 square feet of amenities, including concierge service, a fitness facility overlooking Memorial Park, infrared sauna, steam room, yoga studio, and an indoor social lounge with a full kitchen. Additional features include a guest suite and a welcoming lobby with fireplace and seating. Outdoor amenities include an elevated Zen terrace with a water feature, social lounge seating with a fire pit, a BBQ area, and a dedicated outdoor yoga and pilates deck. Located in the heart of the Beltline, this home places you steps from Calgary's best restaurants, cafes, boutiques, and daily amenities, with the Plus 15 skywalk

just one block away for added convenience.