



GRASSROOTS
REALTY GROUP

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2903, 310 12 Avenue SW
Calgary, Alberta

MLS # A2330829



\$300,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Welcome to Park Point, where luxury meets lifestyle in the heart of Calgary's vibrant Beltline. Perched on the 29th floor, this beautifully designed 1-bedroom, 1-bathroom residence offers breathtaking panoramic views, premium finishes, and an unbeatable downtown location that perfectly balances convenience, connectivity, and urban living. Step into the sleek galley-style kitchen featuring a gas cooktop, full-slab granite countertops, and a matching granite backsplash, creating a sophisticated space that's as functional as it is stylish. Wide-plank laminate flooring flows throughout the home, leading into the bright open-concept living area where floor-to-ceiling windows frame spectacular views of the Calgary Tower and the downtown skyline. Whether you're enjoying your morning coffee or unwinding after work, the private balcony offers the perfect setting high above the city. The spacious bedroom comfortably accommodates a queen-sized bed and features dual closets for generous storage. The modern bathroom is thoughtfully designed with a sleek vanity, walk-in glass shower, and hidden storage behind mirrored panels. An additional in-suite storage room provides even more functionality, while the separate storage locker is conveniently located on the same level as your titled underground parking stall. Park Point is renowned for its exceptional lifestyle amenities, including a fully equipped fitness centre, yoga studio, sauna, owner's lounge, concierge service, outdoor BBQ and entertaining area, landscaped gardens, car wash bay, and more offering a true lock-and-leave lifestyle with everything you need right at your doorstep. Location is where this home truly shines. Situated just steps from Central Memorial Park and surrounded by Calgary's best restaurants, caf  s, shopping, and entertainment, you'll enjoy all the energy of

downtown while being tucked away from the busiest streets. For professionals working in the downtown core, the daily commute is effortless with easy walking access to office towers, the Plus 15 network, CTrain stations, and major business districts. This is exactly where you want to be to enjoy the convenience of downtown living without sacrificing comfort or lifestyle. Whether you're a first-time buyer, busy professional, or savvy investor, this home offers outstanding flexibility. The desirable Beltline location, strong rental demand, and premium building amenities make it an excellent opportunity as a long-term investment or executive rental. Combining luxury, convenience & long-term value, 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 & 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!