



GRASSROOTS
REALTY GROUP

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2607, 310 12 Avenue SW
Calgary, Alberta

MLS # A2344356

\$675,000



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 862
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Price Reduced!! Panoramic mountain views meet elevated urban design in this exceptional 2-bed, 2-bath corner unit, spanning 919 sq/ft in the heart of Calgary’s vibrant Beltline. Built in 2018, this high-rise residence perfectly pairs modern sophistication with striking, unobstructed vistas of the Canadian Rockies. The open-concept layout features a premium culinary kitchen anchored by sleek quartz counter tops and stainless steel appliances. Floor-to-ceiling windows flood the living area with natural light, leading seamlessly to a private covered balcony—ideal for evening cocktails against a mountain backdrop. An intelligent split-bedroom layout ensures maximum privacy, complemented by two spa-inspired full bathrooms. Value-added titled assets include a secure underground parking stall and a dedicated storage unit. Enjoy a resort-style lifestyle with access to first-class building amenities: a fully equipped gym, Nordic sauna, elegant party room, and a lush outdoor patio terrace. Located steps from Calgary’s top-tier culinary scene, artisan cafes, and boutique shopping, this home offers the ultimate turnkey urban lifestyle. Book your private showing today!