# \$516,900 - 2405, 310 12 Avenue Sw, Calgary

MLS® #A2255892

## \$516,900

2 Bedroom, 2.00 Bathroom, 761 sqft Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Park Point, with floor-to-ceiling windows framing iconic east facing views of the Calgary Tower and the vibrant downtown skyline. Inside, the open-concept design creates a seamless flow, perfect for both everyday living and entertaining. Host friends while preparing dinner on your gas cooktop, or unwind at the end of the day as the city lights illuminate the skyline. The modern kitchen features sleek cabinetry, granite countertops, built-in appliances, and thoughtful finishes that balance style with function. Two spacious bedrooms are positioned on opposite sides of the unit, ensuring privacy and comfort. The primary suite is paired with a full bathroom. While the second bedroom includes a walk-through closet leading to a spa-inspired ensuite with a deep soaker tub. Life at Park Point extends far beyond your suite. Residents enjoy access to a fully equipped fitness centre, yoga studio, sauna and steam room, social lounge, guest suite for visiting friends or family, Zen terrace, BBQs, firepit and a car wash station. Secure underground parking and a storage locker provide everyday convenience. Outside your door, the Beltline awaits. Central Memorial Park is right across the street, with cafés, boutiques, entertainment, and the energy of 17th Avenue all just steps away. The Elbow River pathways and downtown core are within easy reach, making it effortless to balance work, leisure, and play. Unit 2405 isn't just a home â€" it's a front-row seat to Calgary's most







vibrant urban lifestyle, with the Calgary Tower as your nightly backdrop. (id:6289)

#### Built in 2018

### **Essential Information**

Listing # A2255892 Price \$516,900

Bedrooms 2
Bathrooms 2.00
Square Footage 761
Acres 0.00
Year Built 2018

Type Single Family

Sub-Type Condominium/Strata

## **Community Information**

Address 2405, 310 12 Avenue Sw

Subdivision Beltline
City Calgary
Province Alberta
Postal Code T2R1B5

#### **Amenities**

Amenities Golf Course, Park, Playground, Schools, Shopping, Car Wash, Exercise

Centre, Guest Suite, Party Room, Sauna

Features Closet Organizers, No Animal Home, No Smoking Home, Guest Suite,

Sauna, Parking

Parking Spaces 1

Parking Covered, Garage, Heated Garage, Underground, Visitor Parking

# of Garages 1

### Interior

Appliances Refrigerator, Gas stove(s), Dishwasher, Microwave, Oven - Built-In,

Hood Fan, Window Coverings, Washer/Dryer Stack-Up

Heating Central heating

Cooling Central air conditioning

# of Stories 34

#### **Exterior**

Exterior Concrete, Metal
Construction Poured concrete
Foundation Poured Concrete

## **Listing Details**

Listing Office Keller Williams BOLD Realty





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