

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

MLS® #A2255892

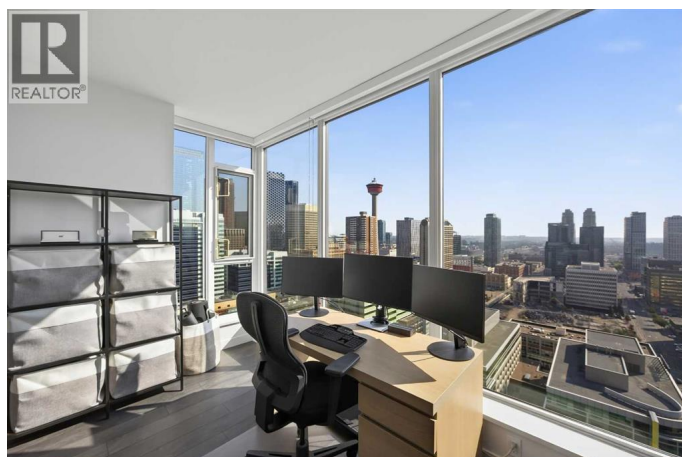
**\$516,900**

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 caf  s, 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   t  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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