



THE
A-TEAM

**RE/MAX
FIRST**

310 12 Avenue #3408, Calgary T2R 1B5

MLS®#: **A2108523**

Area: **Beltline**

Listing Date: **02/18/24**

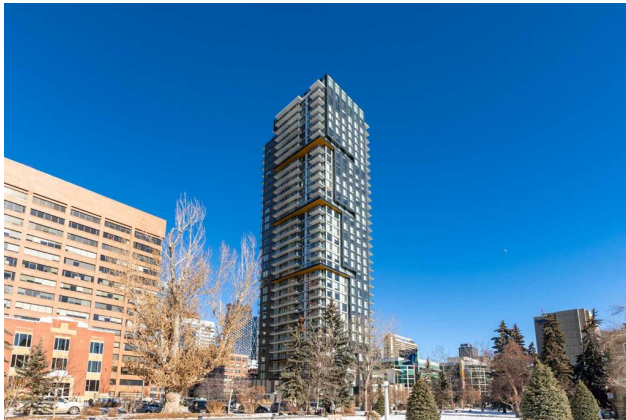
List Price: **\$899,500**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **989**
Low Sqft:
Ttl Sqft: **989**

DOM

83
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Penthouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Secured,Titled,Underground**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Glass,Metal Frame,Metal Siding**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 8`6"	5pc Ensuite bath	Main	9`5" x 8`6"
Bedroom	Main	10`1" x 10`6"	Dining Room	Main	14`7" x 10`0"
Kitchen	Main	8`5" x 17`5"	Living Room	Main	14`4" x 15`0"
Office	Main	7`5" x 6`10"	Bedroom - Primary	Main	11`9" x 10`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$723

Fee Simple

CC-X

Fee Freq:

Monthly

Legal Desc:

1811544

Remarks

Pub Rmks:

OPEN HOUSE SAT MAY 11 @ 12:00-4:00 PM AMAZING NEW PRICE!! *LUXURIOUS PENTHOUSE - Live in the Sky at Park Point Residences - Prime Calgary Downtown Location* Step into luxury with this **REMARKABLE** penthouse unit nestled within the esteemed Park Point Residences, offering an unparalleled lifestyle in the heart of downtown Calgary. Boasting nearly 1,000 sq ft of meticulously crafted living space, this **LIVE IN THE SKY** penthouse impresses with **SOARING HIGH CEILINGS** and floor-to-ceiling windows that flood the interior with an abundance of natural light, providing **CAPTIVATING VIEWS** of the dynamic Calgary downtown skyline and the majestic Rocky Mountains beyond. The **CUSTOM KITCHEN** is a chef's dream, featuring **EXQUISITE** Italian cabinetry, top-of-the-line appliances, Liebherr built-in fridge and freezer, AEG gas cooktop, and sumptuous **GRANITE** countertops and backsplash, all complemented by the timeless **ELEGANCE** of luxurious flooring that extends seamlessly throughout the unit. Perfectly suited for **LUXURY** modern living, this penthouse comprises of two bedrooms, a den/office, and two bathrooms, each adorned with **SPECTACULAR** spa-inspired finishes and offering a serene retreat from the bustling city below. Wake up to **BREATHTAKING PANORAMIC VIEWS** of the cityscape and the rugged beauty of the Rockies right from the comfort of your **PRIMARY RETREAT**, complete with a generous walk-in closet and a stunning ensuite bathroom. Step into the luxurious ensuite bathroom, adorned with exquisite spa finishes to indulge your senses and elevate your daily routine. Opulent **MARBLE** countertops and sleek, modern fixtures exude sophistication and style, while soft ambient lighting creates a serene atmosphere. Slip into the deep soaking tub and rainfall shower, and let the stresses of the day melt away. Enhancing the allure of this **EXTRAORDINARY** residence are the thoughtful touches, including custom motorized roller blinds for added privacy, a spacious **DEN/OFFICE** area that beckons with its inspiring views - making it an ideal work-from-home sanctuary, in-suite laundry, a dry bar for modern entertaining, and full central air conditioning. Residents of Park Point enjoy access to an array of exceptional amenities, including a fully-equipped fitness facility, rejuvenating sauna, and a serene indoor and outdoor lounge area where you can unwind amidst lush greenery and modern amenities. Whether hosting guests or enjoying a cozy evening by the fireplace in the private social lounge, every moment at Park Point is infused with luxury and sophistication. Convenience is key, with secured underground visitor parking, car and bike wash facilities, and gorgeous front reception and lobby area. Plus, with the assurance of a 24-hour concierge service, your every need is catered to with unparalleled attention to detail. Don't miss this **RARE OPPORTUNITY** to elevate your lifestyle in one of Calgary's most coveted addresses. Schedule your **PRIVATE TOUR TODAY** and discover the **EPITOME** of **URBAN LUXURY** at Park Point Residences!!

Inclusions:

Property Listed By:

Entry/Elevator Fob(s)

MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

