



THE
A-TEAM

**RE/MAX
FIRST**

310 12 Avenue #3206, Calgary T2R 1B5

MLS® #: **A2111128**

Area: **Beltline**

Listing Date: **02/29/24**

List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **1,548**
Low Sqft:
Ttl Sqft: **1,548**

DOM

80

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:

Heating: **Fan Coil**

Sewer:

Ext Feat: **Courtyard, Other**

Construction:

Concrete

Flooring:

Hardwood, Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings

Int Feat:

Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`4" x 13`0"	Kitchen	Main	13`4" x 8`7"
Dining Room	Main	12`0" x 8`9"	Bedroom - Primary	Main	13`4" x 10`5"
5pc Ensuite bath	Main	12`11" x 8`7"	Bedroom	Main	11`9" x 9`5"
Bedroom	Main	11`9" x 9`10"	3pc Bathroom	Main	8`7" x 4`11"
2pc Bathroom	Main	5`8" x 5`5"	Laundry	Main	9`5" x 5`8"
Foyer	Main	7`0" x 4`8"			

Legal/Tax/Financial

Condo Fee: \$1,150	Title: Fee Simple Fee Freq: Monthly	Zoning: CC-X
Legal Desc: 1811544	Remarks	
Pub Rmks:	Soaring 32 stories above Central Park in the Beltline of Calgary, this stunning Park Point sub penthouse takes in all of the sunshine and breathtaking views to the south, east and west, ensuring you never get tired of going home. This 3 bedroom and 2.5 bathroom floor plan offers 1548 square feet of living space in an open floorplan with modern finishings and seemingly endless windows. Built in 2018 everything still feels new and has been gently lived in and well taken care of. There are nine foot ceilings, neutral paint colors, hardwood flooring and central air conditioning. The kitchen is all you can ask for with ample cabinetry, custom panel refrigerator, large center island overlooking the living area, stainless appliances, including gas cooktop and granite counters. The primary suite includes a massive walk-in closet, five piece ensuite and a private secondary balcony. There is a second bedroom with a walkthrough closet and a cheater ensuite. The third bedroom would double as great private office space or guest room and includes a closet. Included are 3 TITLED UNDERGROUND parking stalls (side by side by side) and 2 assigned storage lockers. This fine building offers a classy building entrance complete with concierge and three elevators. Other amenities include a full gym, sauna & steam room, large lounge, small lounge & outdoor kitchen, car/pet wash, bike storage room, 27 visitor stalls and a rentable guest suite (\$100 per night). The Beltline offers the best in a walkable lifestyle with countless shops, restaurants and entertainment options within a short jaunt. Biking options are also plentiful, with all of the bike lanes leading to Calgary's top notch pathway system. Central living does not get much better. Come and see for yourself today!	
Inclusions:	n/a	
Property Listed By:	Coldwell Banker Home Smart Real Estate	

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

3206, 310 12 AVENUE SW
MAIN LEVEL (A2) - 1548.43 Sq.Ft. / 143.85 m²
TOTAL ABOVE GRADE RMS SIZE - 1548.43 Sq.Ft. / 143.85 m²











