

310 12 Avenue #2608, Calgary T2R 1B5

MLS® #: **A2115696** Area: **Beltline** Listing Date: **03/27/24** List Price: **\$1,098,000**
 Status: **Active** County: **Calgary** Change: **-\$97k, 16-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: **1,547**
 Low Sqft:
 Ttl Sqft: **1,547**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Rubber**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding ,Stucco**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Washer**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`5" x 8`4"	Living Room	Main	15`11" x 15`0"
Laundry	Main	7`4" x 4`7"	Bedroom	Main	11`9" x 9`11"
2pc Bathroom	Main	5`4" x 4`10"	5pc Ensuite bath	Main	12`11" x 9`0"
Balcony	Main	16`0" x 4`6"	Dining Room	Main	12`0" x 10`8"
Foyer	Main	10`10" x 3`9"	Bedroom - Primary	Main	13`7" x 10`5"
Bedroom	Main	9`8" x 9`3"	3pc Bathroom	Main	12`0" x 4`10"
Balcony	Main	11`8" x 5`5"			

Legal/Tax/Financial

Condo Fee:
\$1,150

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **1811544;220**

Remarks

Pub Rmks:

With STUNNING PANORAMIC CITY AND MOUNTAIN VIEWS to the SOUTH AND WEST, this beautifully finished, LUXURY condominium is located on the 26th floor in the highly sought after 'PARK POINT' building, conveniently situated in one of the 'BELTLINE'S' prime locations. Directly overlooking the historic Central Memorial Park, and located in the heart of Calgary's fast growing tech industry and restaurant scene, #2608 offers an upscale urban lifestyle like no other! MAGNIFICENT CITY AND MOUNTAIN VIEWS are appreciated from every room and the TWO BALCONIES. 9' high ceilings & floor to ceiling windows that flood the open concept living space with sunshine provide grandeur & luminance. Conveniently lower your HIGH END MOTORIZED WINDOW SHADES when desired. You will enjoy only top quality, distinctive finishes and details in this 3 BEDROOM, 3 BATHROOM condo, including 6" wide plank laminate floors, PORCELAIN TILE on the bathroom floors, ITALIAN MARBLE countertops in the bathrooms, GRANITE COUNTERTOPS in the kitchen including full slab granite backsplash, ITALIAN Armony Cucine CABINETS, Hansgrohe plumbing fixtures, Kohler sinks, German made Liebherr Double Integrated fridge/freezer, AEG gas cooktop and natural gas BBQ hookup on the balcony. Brand new luxury, custom designed cabinetry from CALIFORNIA CLOSETS in the primary suite walk-in-closet provide an abundance of space for your organized wardrobe. Enjoy the nightly 'WOW' EXPERIENCE from your entire living space as the sun sets over the beautiful Rocky Mountains. This unit comes with a large private storage room and a very rare "3" ADJACENT TITLED PARKING spots in the heated secure underground parkade + underground visitor parking for your guests. Enjoy 9000 SQ/FT of premium indoor and outdoor AMENITIES including; a fully equipped fitness facility, yoga studio, sauna & steam rooms, an outdoor garden zen terrace, sun deck, outdoor social lounge with party size barbecue and dining table, an indoor social area that can be used freely or booked for private functions, a guest suite that can be booked for family and friends, 24/7 concierge service, a car wash, dog wash & bike storage room. Within a block away you will enjoy numerous highly acclaimed RESTAURANTS (Vintage Chophouse & Tavern, Ten Foot Henry, Calcutta Cricket Club, Kama, Yellow Door, The Beltliner), coffee shops (Deville, Starbucks, Good Earth), the 'First St Market', the brand new 'Beltline Food Court District', Central Memorial Park & Library, Haultain Park (playground, outdoor tennis courts, picnic tables) Fen Vet (Vet clinic for your pets) & Art Galleries (Loch Gallery) and it's just a short 4 block walk to the new BMO Centre, Saddledome and Stampede Grounds. This property offers a LUXURY LIVING LIFESTYLE in the heart of one of Calgary's most 'happening' neighbourhoods! * This property is vacant, freshly painted & ready to move in. Photos have been virtually staged to help you envision the space furnished.**

Inclusions:
Property Listed By:

Motorized Window Coverings
Charles

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











