



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 12 Avenue #1005, Calgary T2R 1B5**

MLS® #: **A2118729**

Area: **Beltline**

Listing Date: **04/05/24**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 18-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: **765**  
Low Sqft:  
Ttl Sqft: **765**

DOM

**44**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade, Secured, Titled, Underground**

Utilities and Features

Roof: **Rubber**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Courtyard, Outdoor Kitchen**

Construction:

**Concrete, Glass**

Flooring:

**Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

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

Int Feat:

**Built-in Features, Closet Organizers, Stone Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 10`1"	Kitchen With Eating Area	Main	12`7" x 9`11"
Bedroom - Primary	Main	11`4" x 9`1"	Bedroom	Main	10`11" x 9`1"
Balcony	Main	19`11" x 4`8"	4pc Bathroom	Main	
3pc Ensuite bath	Main				
Legal/Tax/Financial					
Condo Fee:		Title:	Zoning:		
\$575		Fee Simple	CC-X		
		Fee Freq:			
		Monthly			
Legal Desc:		1811544	Remarks		
Pub Rmks:					
Parkpoint!! Located on the historic Central Memorial Park in the heart of Calgary’s highly sought after Beltline community. This condo is centrally located and walking distance to absolutely everything. Offering unmatched urban living in downtown with outstanding building amenities and park views. This 2 Bedroom, 2 bathroom home features over 765SqFt of well designed and functional living space. The open plan gives great separation of the bedrooms with one on either side of the living room, this is taken one step further by integrating plentiful kitchen cabinetry, appliances and hardware to make your work, dining and living space one harmonious experience. This modern home has distinctive details such as granite countertops and full slab matching granite backsplash in the kitchen, sleek wood grain cabinetry and marble-topped vanities in the bathrooms. Residences have convenient access to a range of premium indoor and outdoor amenities such as a beautiful Zen Terrace, outdoor social lounge, fully equipped fitness spaces, racket courts, sauna facilities and the list goes on! Parkpoint is truly a community on its own and must be experienced to be appreciated!					
Inclusions:		n/a			
Property Listed By:		RE/MAX House of Real Estate			

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

















