

310 12 Avenue #3008, Calgary T2R 1B5

MLS®#: A2121828 **Beltline** Listing 04/11/24 List Price: \$689,000 Area:

Status: Active County: Calgary Change: -\$10k, 16-May Association: Fort McMurray

Date:

Sewer:

General Information

Prop Type: Residential Sub Type: **Apartment**

City/Town: Calgary Finished Floor Area 2018 Year Built: Abv Saft: 993 **Lot Information** Low Sqft:

Lot Sz Ar: Ttl Sqft: 993

Lot Shape:

Parking Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Garage Sz:

2 (2)

2

2.0 (2 0)

Apartment

38

Access: Lot Feat:

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

Utilities and Features

Roof: Construction: Heating: **Forced Air** Concrete

Flooring:

Ext Feat: Balcony, BBQ gas line **Ceramic Tile, Laminate**

Water Source: Fnd/Bsmt:

Kitchen Appl: Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings

Int Feat: Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) Utilities:

Room Information

Room Living Room Dining Room	<u>Level</u> Main Main	<u>Dimensions</u> 13`9" x 12`0" 11`11" x 8`11"	<u>Room</u> Kitchen Bedroom - Primary	<u>Level</u> Main Main	<u>Dimensions</u> 13`3" x 8`5" 11`9" x 9`11"
Walk-In Closet	Main Main	8`1" x 4`5" 7`4" x 6`9"	Bedroom	Main	10`5" x 10`0" 4`4" x 3`1"
Den 4pc Bathroom	Main Main	7 4 X 6 9 8`5" x 4`10"	Laundry 5pc Ensuite bath	Main Main	4 4 X 3 1 9`4" x 7`11"
Balcony	Main	11`8" x 5`4"	Spc Ensuite bath	rium	3 4 X / 11
Legal/Tax/Financial					
Condo Fee:		Title:		Zoning:	
\$752		Fee Simple Fee Freq: Monthly		CC-X	
Legal Desc:	1811544	·	Remarks		
Pub Rmks:	Introducing 3008 in Park Point, an esteemed residence in Calgary's vibrant Beltline district, boasting an array of coveted amenities and a central location. This upscale unit on the 30th floor offers two bedrooms, two bathrooms, a functional office/den, two parking spaces, and breathtaking views to the south and west. Thoughtfully furnished with high-end fixtures and appliances, it showcases unobstructed vistas of the city, park, and mountains. Elegantly designed with 9-foot ceilings, expansive floor-to-ceiling windows, and wide plank laminate flooring, this luxury condo epitomizes urban living. The kitchen is a culinary haven, featuring quartz countertops, designer Armony Cucine cabinets, a gas cooktop, microwave, convection oven, and concealed dual refrigerators. A spacious island with ample storage and seating for 3-4 stools seamlessly connects to the generous living and dining areas. The primary bedroom boasts a sizable walk-in closet and a spa-like 5-piece ensuite with dual sinks, a walk-in shower, and a deep soaker tub. The secondary bedroom offers a large closet and easy access to a 3-piece bathroom. Every room provides stunning views, while the den/office area caters to remote professionals. Step onto the sizable southwest-facing balcony, perfect for outdoor dining or relaxation. Additional highlights include in-suite laundry, two titled underground parking spaces, and a separate storage locker. Park Point ensures a pet-friendly and well-managed environment. Residents enjoy access to exceptional amenities, including an owner's lounge with a kitchen and fireplace, guest suites, 24-hour concierge service, bike storage, and a wash area. Outdoor features include a Zen terrace, social lounge with a fire pit and BBQ, fitness center, yoga studio, sauna, and steam room. Conveniently located just a ten-minute walk from the Elbow River pathways and 17th Avenue restaurants, Park Point sits across from the historic Central Memorial Park. Embrace the dynamic atmosphere of the Beltline district, renowned for its walk				

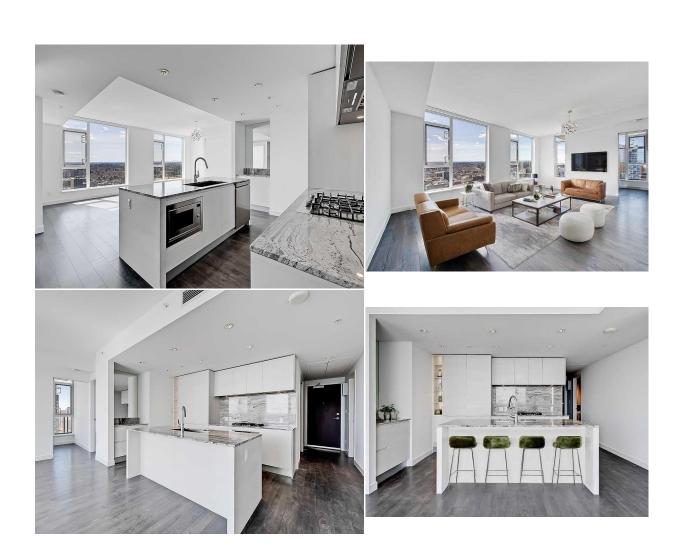
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

Inclusions:

Property Listed By:

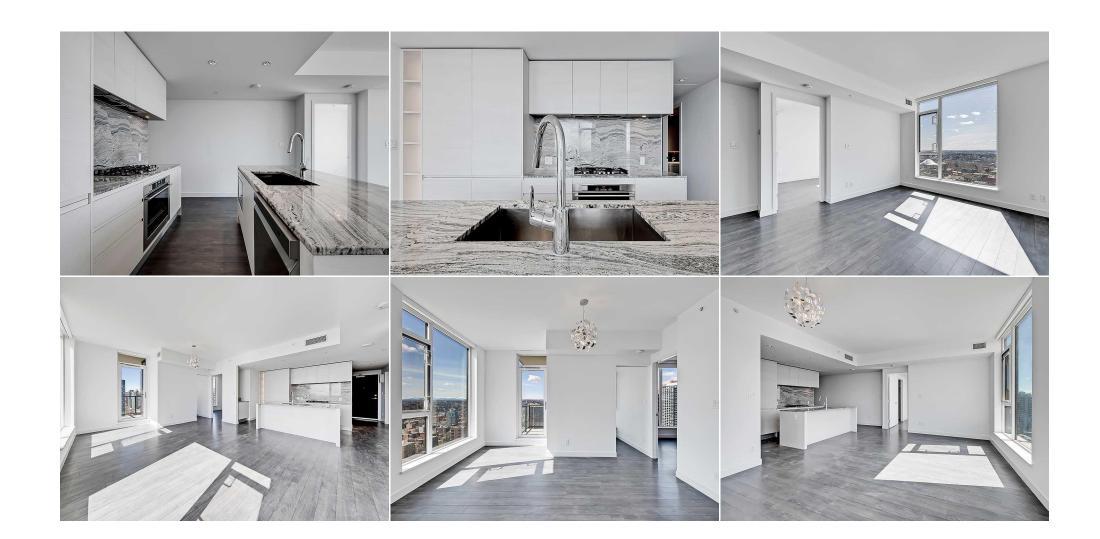
None

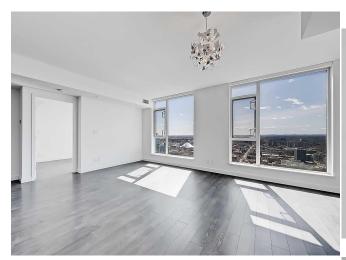
RE/MAX House of Real Estate















Total Park

