



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 12 Avenue #3008, Calgary T2R 1B5**

MLS® #: **A2121828**

Area: **Beltline**

Listing Date: **04/11/24**

List Price: **\$689,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-May**

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: **993**  
Low Sqft:  
Ttl Sqft: **993**

DOM

**38**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Secured,Stall,Titled,Underground**

Utilities and Features

Roof:

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

**Concrete**

Flooring:

**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	Level	Dimensions	Room	Level	Dimensions			
Living Room	Main	13`9" x 12`0"	Kitchen	Main	13`3" x 8`5"			
Dining Room	Main	11`11" x 8`11"	Bedroom - Primary	Main	11`9" x 9`11"			
Walk-In Closet	Main	8`1" x 4`5"	Bedroom	Main	10`5" x 10`0"			
Den	Main	7`4" x 6`9"	Laundry	Main	4`4" x 3`1"			
4pc Bathroom	Main	8`5" x 4`10"	5pc Ensuite bath	Main	9`4" x 7`11"			
Balcony	Main	11`8" x 5`4"						
Legal/Tax/Financial								
Condo Fee:		Title:	Zoning:					
\$752		Fee Simple	CC-X					
		Fee Freq:						
		Monthly	Remarks					
Legal Desc:	1811544							
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 walkability and abundance of boutique shops and dining options.							
Inclusions:	None							
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

























