



THE
A-TEAM

**RE/MAX
FIRST**

310 12 Avenue #2605, Calgary T2R 1B5

MLS® #: **A2145308** Area: **Beltline** Listing Date: **06/29/24** List Price: **\$558,888**
 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:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **762**
 Low Sqft:
 Ttl Sqft: **762**

DOM

5

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony, Garden**

Construction: **Concrete**
 Flooring: **Ceramic Tile, Laminat**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings**
 Int Feat: **Built-in Features, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`8" x 4`11"	4pc Bathroom	Main	4`11" x 9`1"
Bedroom	Main	9`2" x 17`2"	Kitchen With Eating Area	Main	10`1" x 12`8"
Living Room	Main	10`5" x 14`0"	Bedroom - Primary	Main	15`7" x 15`7"

Legal/Tax/Financial

Condo Fee: **\$575** Title: **Fee Simple** Zoning: **CC-X**
 Fee Freq:

Monthly

Legal Desc: 1811544

Remarks

Pub Rmks: *****PRIME LOCATION, HIGH-END LUXURY BUILDING, STUNNING UNOBSTRUCTED PANORAMIC VIEW, 24/7 CONCIERGE/SECURITY, PETS AND LONG TERM RENTAL FRIENDLY, PRISTINE CONDITION, AC INCLUDED, IMMEDIATE POSSESSION***** Welcome to the unparalleled luxury with this stunning 2-bedroom apartment on the 26th floor of the prestigious high-rise Park Point building, perfectly situated in the vibrant core of downtown. Embrace a lifestyle of CONVENIENCE and SOPHISTICATION in a residence that offers a long list of what you need within WALKING distance—whether it's work, shopping, top-tier schools, gourmet restaurants, lively bars, the Stampede grounds, grocery stores, scenic walking and biking paths, or lush parks. Only 6 YEARS OLD and meticulously maintained, this building features 24-HOUR CONCIERGE and SECURITY, ensuring peace of mind. With three high-speed elevators, a large BIKE ROOM, UNDERGROUND VISITOR AND RESIDENT PARKING and PACKAGE RECEPTION, convenience is at your fingertips. Enjoy a tranquil ZEN GARDEN within the building, and take advantage of the state-of-the-art GYM, SAUNA, RECREATION ROOM, and OUTDOOR BBQ facilities. Situated on the 26th floor, this apartment offers UNOBSTRUCTED PANORAMIC EAST-FACING views that flood the space with NATURAL LIGHT. Arguably one of the BEST 2 bedroom plans in this building, the OPEN-CONCEPT floor plan boasts a seamless flow between the living and dining areas, free from any pillars or obstructions. The HIGH-END kitchen features BUILT-IN STAINLESS STEEL appliances, a GAS cooktop, and ample STORAGE space. Fully separated bedrooms provide maximum privacy with large closets. The primary bedroom boasts an ENSUITE bath, while the secondary bedroom has DIRECT ACCESS to the other bathroom from WITHIN THE BEDROOM. Both bathrooms are beautifully finished to the highest standards. Condo fees cover heat, gas, water, sewer, and AC—only electricity and cable/internet are extra. Additional perks include a GUEST SUITE available for a reasonable fee for visiting friends and family. PETS are welcome with board approval, and long-term rentals are also permitted with board approval. On-site concierge/security staff and a highly responsive management company provide outstanding service. This exquisite apartment features NEW HIGH-END LAMINATE flooring (installed January 2024). Move-in ready and in pristine condition, this residence offers a blend of elegance, comfort, and modern convenience. Don't miss the opportunity to make this extraordinary apartment your new home. CALL YOUR FAVORITE REALTOR NOW AND BOOK YOUR SHOWING TODAY! :)

Inclusions: NA
Property Listed By: Royal LePage Benchmark

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













