

310 12 Avenue #2001, Calgary T2R 1B5

MLS® #: **A2148039** Area: **Beltline** Listing Date: **07/10/24** List Price: **\$374,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 24-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **500**
 Low Sqft:
 Ttl Sqft: **500**

DOM

99
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Ceramic Tile, Laminat**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Granite Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`8" x 9`2"	Living Room	Main	11`11" x 10`3"
Dining Room	Main	6`0" x 5`0"	Entrance	Main	7`6" x 3`11"
Bedroom - Primary	Main	10`3" x 9`6"	Walk-In Closet	Main	6`0" x 5`0"
3pc Bathroom	Main	10`0" x 5`0"	Laundry	Main	6`2" x 3`6"

Legal/Tax/Financial

Condo Fee: **\$398** Title: **Fee Simple** Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **1811544**

Remarks

Pub Rmks: **This 20th-floor luxury suite at Park Point offers a superior, functional 1-bedroom layout with sunny, panoramic mountain views. With a titled underground parking stall, private storage locker, and quick occupancy available, it's a rare blend of efficiency and convenience. Perfect for executive rentals or student accommodation, the suite is easily cash flow positive and move-in ready with optional luxury furnishings and nearly new equipment, including 4K TVs, and a Bose sound bar. Positioned high in the building, it features uninterrupted views of the Rockies and Central Memorial Park, attracting premium tenants. Flooded with natural light, the suite offers modern amenities like central A/C, laminate floors, 9-foot ceilings, and a sleek kitchen with granite countertops, Italian cabinetry, and high-end stainless-steel appliances. Additional conveniences include an in-suite washer/dryer and ample storage. Residents enjoy top-tier amenities like concierge service, a fitness center, social lounges, steam rooms, guest suites, and secure bike storage. Move fast before this unit is returned to the rental market. Contact us today to schedule your viewing!**

Inclusions: **N/a**
Property Listed By: **RE/MAX Realty Professionals**

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









