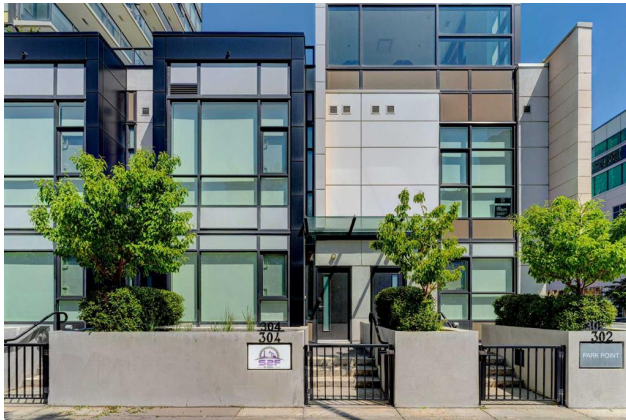


304 12 Avenue, Calgary T2R 0H2

MLS®#: **A2150388** Area: **Beltline** Listing Date: **08/07/24** List Price: **\$619,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,227**
 Low Sqft:
 Ttl Sqft: **1,227**

See Remarks
Heated Garage,Parkade,Stall,Titled,Underground

DOM

136
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Rubber** Construction: **Concrete,Metal Siding**
 Heating: **Fan Coil,Natural Gas** Flooring: **Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Courtyard,Garden,Outdoor Grill** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`6" x 12`0"	Dining Room	Main	11`10" x 8`10"
Living Room	Main	13`10" x 9`4"	Foyer	Main	5`10" x 5`4"
Laundry	Upper	3`2" x 3`0"	Bedroom - Primary	Upper	12`4" x 10`10"
Bedroom	Upper	12`2" x 10`4"	2pc Bathroom	Main	5`4" x 5`0"
4pc Ensuite bath	Upper	8`2" x 4`11"	5pc Ensuite bath	Upper	9`8" x 8`0"

Legal/Tax/Financial

Condo Fee:
\$855

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **1811544**

Remarks

Pub Rmks: **Step into a one-of-a-kind opportunity at Park Point with this concrete built commercial/residential zoned townhome of the complex featuring 1227 sqft, walk up street level. This unique offering is one of only eight units like this in the entire complex. This stunning unit offers the flexibility to combine both living and working areas to suit your needs. This multi-level townhome features 2 bedrooms and 2.5 bathrooms 2 titled parking spaces, storage and more. With street access on and a front patio that leads to an open concept main floor, you have plenty of space for entertaining and enjoying inner city life creating a fantastic floorplan that suits your lifestyle. The kitchen is well-appointed with ample counter space, making it ideal for both entertaining and unleashing your culinary talents. On the second floor, you'll discover two double primary suites, each with its own private en-suite bathroom on ensuite with double vanities, shower and bath and the other a 4-piece plus upper floor laundry in the hall. This home comes with the added convenience of two titled underground parking stalls and storage. Park Point offers a host of amenities, including a 24-hour concierge, the 2nd floor Zen terrace, a hospitality room with outdoor amenities and a fire pit, and a fully equipped fitness center, providing you with the best of both worlds, whether you're seeking a business space or a residential home. Centrally located in the heart of the Beltline, with easy access to downtown, 17th Ave, and 1st Street amenities, this property offers the perfect blend of convenience and space. Don't miss out on this one-of-a-kind opportunity.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







