



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 12 Avenue #708, Calgary T2R 1B5**

MLS® #: **A2157338**

Area: **Beltline**

Listing Date: **09/05/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2018**

Finished Floor Area

Abv Sqft: **884**  
Low Sqft:  
Ttl Sqft: **884**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard,Lighting**

Construction: **Concrete**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>6`7" x 8`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 10`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 10`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 17`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 12`0"</b>
<b>Office</b>	<b>Main</b>	<b>7`4" x 7`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 10`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$704**

Title:  
**Fee Simple**

Zoning:  
**CC-X**

Legal Desc:

1811544

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Open House, Friday Sept. 20 5:00-7:00. Welcome to luxury living at the prestigious Park Point building, nestled in Calgary's vibrant Beltline community. This stunning 2-bedroom, 2-bathroom corner unit features an open-concept kitchen, living, and dining area with soaring 9-foot ceilings and floor-to-ceiling windows, offering unobstructed views of Central Memorial Park and the northwest cityscape. The modern kitchen boasts high-end finishes, including panelled fridge and dishwasher, stainless steel gas cooktop and oven, an oversized island, and a designated coffee bar, perfect for the at-home barista. With updated light fixtures and air conditioning throughout, this condo exudes both comfort and elegance. The spacious primary bedroom is a peaceful retreat with a walk-through closet leading to a luxurious 4-piece ensuite. The second bedroom is well-appointed with access to a 3-piece guest bath, making this space ideal for hosting visitors. A separate office/den with a window overlooks the park, providing the perfect backdrop for productivity. Step out onto the northwest-facing balcony to enjoy the sweeping views, or simply relax in the expansive living area filled with natural light. Additional features include in-suite laundry, heated underground titled parking, visitor parking, and a separate storage locker for all your needs. Residents of Park Point enjoy an array of first-class amenities, including a fitness center, sauna/steam room, a zen garden courtyard, communal BBQ area, and a stylish party room. With 24-hour concierge and security, as well as three elevators ensuring easy access at all times, convenience is paramount. Located just steps away from Bar Chouette, Deville Coffee House, the Beltliner diner, and Central Memorial Park, this condo offers quick access to the CTrain and is perfectly situated between the popular 17th Avenue and Stephen Avenue. Experience sophisticated urban living at its finest in this exceptional downtown Calgary condo.**

Inclusions:

None

Property Listed By:

Century 21 Bamber Realty LTD.

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











