



THE
A-TEAM

**RE/MAX
FIRST**

310 12 Avenue #2806, Calgary T2R 1B5

MLS® #: **A2168469**

Area: **Beltline**

Listing Date: **09/22/24**

List Price: **\$412,000**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 23-Oct**

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: **573**
Low Sqft:
Ttl Sqft: **573**

DOM

72
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

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

Construction: **Concrete, Glass, Metal Siding**
Flooring: **Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5' 0" x 8' 7"	Bedroom - Primary	Main	9' 6" x 10' 0"
Kitchen	Main	14' 7" x 9' 10"	Living Room	Main	11' 10" x 17' 2"
Den	Main	9' 6" x 5' 4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$469

Fee Simple

CC-X

Fee Freq:
Monthly

Legal Desc: 1811544

Remarks

Pub Rmks: **ULTIMATE DOWNTOWN LIFESTYLE | LUXURY BUILDING | AMAZING AMENITIES | CENTRAL MEMORIAL PARK VIEWS | CORNER UNIT | VIRTUAL TOUR AVAILABLE |**
Welcome to Unit 2806 at Park Point! Situated on the 28th floor with TOTAL UNOBSTRUCTED VIEWS, this CORNER UNIT with floor to ceiling windows is an absolute
standout! Views facing EAST as far as the eye can see, and features nearly 600 sqft of living space with luxury finishes throughout. Granite kitchen countertops and
backsplash with undermount lighting bring a CONTEMPORARY LUXURY feel to the home with high-end EUROPEAN APPLIANCES and built-in refrigerator / dishwasher
making it all seamless and clean. The bathroom features tiled walls, built-in vanity, and a glass shower for an elevated modern feel. This one bedroom unit also
comes with a DEN, separated by sliding glass doors, MAXIMIZING the layout making it functional and very bright. These doors can be stowed away, extending the
size of the bedroom at your option. Stepping outside, you have a balcony that extends the ENTIRE WIDTH of the unit, maximizing your ability to enjoy the views
east and south. Added conveniences also include air conditioning, in-suite laundry closet, titled underground HEATED parking, visitors parking and an assigned
storage locker. Amenities at Park Point are top-tier, including 24/7 concierge & security at the front desk, a full fitness room with free weights and machines, yoga
studio with a balcony that overlooks downtown, men / women's change rooms with dual access to the dry sauna and steam room, and a gorgeous owner's lounge
with it's own private patio / BBQ area and plenty of seating for your entertaining needs. An added bonus with underground heated titled parking and assigned
storage unit. Located in the vibrant BELTLINE district, this community features restaurants, shopping, parks, art galleries and much more ready for you to discover -
BOOK YOUR SHOWING TODAY!

Inclusions:

None

Property Listed By: RE/MAX Real Estate (Mountain View)

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









