

310 12 Avenue #1708, Calgary T2R 1B5

MLS®#: **A2179753** Area: **Beltline** Listing **11/19/24** List Price: **\$649,900**
 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:

Finished Floor Area
 Abv Sqft: **902**
 Low Sqft:
 Ttl Sqft: **902**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Secured,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony,Lighting**
 Construction: **Concrete,Metal Siding**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,Elevator,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 8`4"	5pc Ensuite bath	Main	9`4" x 7`11"
Bedroom	Main	9`11" x 10`5"	Kitchen	Main	8`6" x 17`6"
Living Room	Main	11`9" x 24`4"	Den	Main	7`4" x 6`9"
Bedroom - Primary	Main	11`9" x 9`11"			

Legal/Tax/Financial

Condo Fee: **\$735** Title: **Fee Simple** Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **1811544**

Remarks

Pub Rmks: **Welcome to Park Point, an elegant condo offering luxury and convenience in the heart of Beltline. This 902 sq. ft. unit on the 17th floor provides stunning views of Central Memorial Park and the downtown skyline from a wrap-around balcony. Enjoy high-rise living with nearby restaurants and cafes, all while staying above the hustle of the city. The condo features an open-concept layout with floor-to-ceiling windows, a modern kitchen with high-end stainless steel appliances, granite countertops, a large island, and a stylish coffee bar. The condo's layout maximizes privacy with two spacious bedrooms on opposite sides. The primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a soaking tub and double vanity. The second bedroom is complemented by a full bathroom, while a versatile den offers an ideal space for a home office. Additional features include in-suite laundry, air conditioning, a titled underground parking spot, secure visitor parking, and an assigned storage locker. Residents also enjoy top-notch amenities like a fitness center and bike storage. Located in the vibrant Beltline neighborhood, Park Point offers easy access to restaurants, shops, and green spaces like Central Memorial Park. Beltline is known for its lively atmosphere, iconic spots like 17th Avenue, and a mix of modern and historic architecture. The area fosters a strong sense of community with its art galleries, fitness centers, and regular events, making it an ideal place to experience both city excitement and peaceful retreats.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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







