



THE
A-TEAM

**RE/MAX
FIRST**

310 12 Avenue #2904, Calgary T2R0H2

MLS®#: **A2186530**

Area: **Beltline**

Listing Date: **01/09/25**

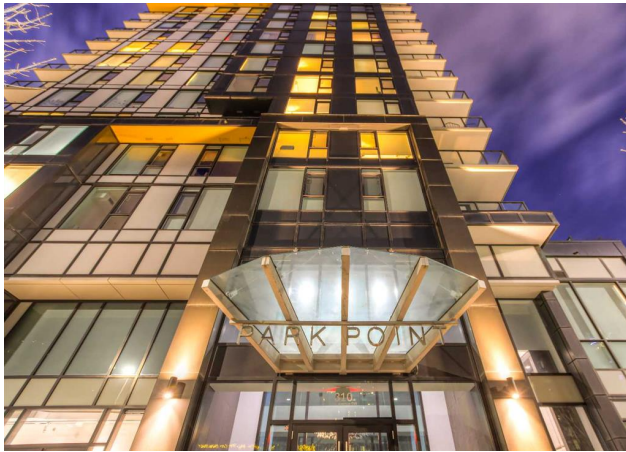
List Price: **\$309,900**

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: **442**

Low Sqft:

Ttl Sqft: **442**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

12

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **0**

Garage Sz:

Access:

Lot Feat:

Park Feat: **None,Off Street**

Utilities and Features

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

Construction: **Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **See Remarks,Stone Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`0" x 9`8"	Living Room	Main	10`3" x 9`6"
Laundry	Main	4`9" x 3`3"	Bedroom - Primary	Main	11`8" x 10`1"
Balcony	Main	10`11" x 4`6"	Foyer	Main	7`9" x 6`1"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$360

Fee Simple

CC-X

Fee Freq:
Monthly

Legal Desc: 1811544

Remarks

Pub Rmks: **Elevate Your Lifestyle with This 29th-Floor Gem at Park Point. Discover the ultimate in modern downtown living with this stunning 1-bedroom, 1-bathroom condo in the sought-after Park Point building, right across from Central Memorial Park. Offering breathtaking city views that stretch for miles, this home is an urban sanctuary that combines sleek design with unmatched convenience. The open-concept design is both functional and elegant, featuring a sleek kitchen outfitted with premium cabinetry, stone counter tops, ample storage, and high-end appliances. The bright and airy living space flows effortlessly to your private patio where you can soak in the vibrant city views day and night. Inside, you'll find the perfect blend of comfort and functionality, with 9-foot ceilings, modern laminate flooring, central A/C, and stacked in-suite laundry. A dedicated storage locker provides added space, making organization effortless. Park Point redefines luxury with a suite of world-class amenities, including a fully equipped fitness centre, sophisticated social lounges, zen garden, guest suites for your visitors, secure bike storage, and the convenience of concierge service. Every element of this building is crafted to enhance your lifestyle, with bright, modern finishes that exude elegance and sophistication. This prime location offers unparalleled convenience, with a wealth of restaurants, vibrant nightlife, and shopping just steps away. Enjoy a short stroll to the bustling energy of 17th Avenue or the dynamic offerings of Calgary's downtown core. Whether you're looking for a vibrant downtown retreat or an incredible investment opportunity, this condo offers it all. Don't miss your chance to experience elevated urban living at its finest. Contact us today to schedule your private tour!**

Inclusions: **TV with Wallmount**
Property Listed By: **Royal LePage Benchmark**

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



