



THE
A-TEAM

**RE/MAX
FIRST**

302 12 Avenue, Calgary T2R 0H2

MLS® #: **A2189111**

Area: **Beltline**

Listing Date: **01/21/25**

List Price: **\$619,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,258**
Low Sqft:
Ttl Sqft: **1,258**

DOM

47
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

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

Utilities and Features

Roof: **Rubber**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden,Outdoor Grill**

Construction: **Concrete,Metal Siding**
Flooring: **Ceramic Tile,Laminate**
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: **Breakfast Bar,Closet Organizers,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Storage**
Utilities:

Room Information

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

Room	Level	Dimensions
Dining Room	Main	11`10" x 8`10"
Foyer	Main	5`10" x 5`4"
Bedroom - Primary	Upper	12`4" x 10`10"
2pc Bathroom	Main	5`4" x 5`0"
5pc Ensuite bath	Upper	9`8" x 8`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$885

Fee Simple

CC-X

Fee Freq:

Monthly

Legal Desc: 1811544

Remarks

Pub Rmks: **Step into a one-of-a-kind opportunity at Park Point with the largest corner concrete built townhome of the complex featuring over 1250 sqft, soaked in light and also zoned live-work. 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. An additional 2nd side patio as well as a half bathroom, and access to the building's parking and amenities, complete this level. On the second floor, you'll discover two double primary suites, each with its own private en-suite bathroom and 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









