

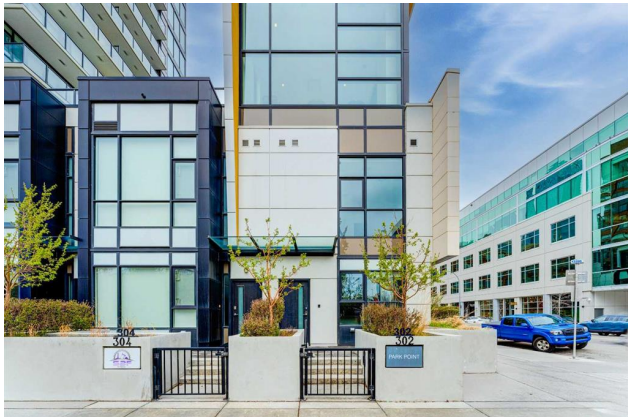


THE A-TEAM

RE/MAX FIRST

302 12 Avenue, Calgary T2R 0H2

MLS#: A2189111 Area: Beltline Listing: 01/21/25 List Price: \$619,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: See Remarks
Park Feat: Heated Garage, Parkade, Stall, Titled, Underground

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

DOM

9
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Laundry, Bedroom, and 4pc Ensuite bath with their respective levels and dimensions.

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









