



THE
A-TEAM

**RE/MAX
FIRST**

310 12 Avenue #802, Calgary T2R 1B5

MLS® #: **A2189569**

Area: **Beltline**

Listing Date: **01/22/25**

List Price: **\$375,000**

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: **554**
Low Sqft:
Ttl Sqft: **554**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

31
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:

Heated Garage,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Recessed Lighting,See Remarks,Stone Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`9" x 9`0"	Kitchen	Main	9`8" x 10`0"
Living Room	Main	10`8" x 12`3"	Bedroom - Primary	Main	8`8" x 10`4"
Laundry	Main	5`7" x 7`1"	3pc Bathroom	Main	4`10" x 5`5"
Balcony	Main	4`8" x 10`7"			

Legal/Tax/Financial

Condo Fee:
\$469

Title:
Fee Simple

Zoning:
CC-X

Fee Freq:
Monthly

Legal Desc: **1811544**

Remarks

Pub Rmks: **CORNER UNIT | FULLY FURNISHED | A/C | Welcome to this stunning 1-bedroom, 1-bathroom corner unit in the prestigious Park Point building, located in the heart of the highly sought-after Beltline community. Boasting 554 sq. ft. of thoughtfully designed living space, this home comes fully furnished, including all TVs, making it move-in ready and ideal for any lifestyle. Step inside to discover 9-ft ceilings, an abundance of natural light, and high-end finishes throughout. The kitchen is a chef's dream, featuring stainless steel appliances, a gas range, granite countertops, and a full slab backsplash. The bathroom is equally luxurious, with a pure marble-topped vanity. Enjoy the convenience of air conditioning and a large laundry room with additional storage space. This unit includes a titled parking spot and a separate storage locker, with plenty of visitor parking available for your guests. The building's exceptional amenities include guest suites for visitors, a well-equipped fitness center, and a spa area complete with a steam room, sauna, and shower. Concierge services and a car wash add convenience, while the communal Zen Garden/terrace offers a serene space with panoramic city views. For entertaining, residents can enjoy the community party room, which features a full kitchen and an outdoor dining area. Located in the vibrant Beltline community, this condo offers unbeatable walkability to shopping, dining, parks, and entertainment. Experience the best of urban living in this exceptional unit—schedule your viewing today!**

Inclusions:
Property Listed By: **All Furniture & Tv's
RE/MAX First**

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







