



THE
A-TEAM

**RE/MAX
FIRST**

310 12 Avenue #1603, Calgary T2R 1B5

MLS® #: **A2205744**

Area: **Beltline**

Listing Date: **03/28/25**

List Price: **\$349,000**

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: **496**
Low Sqft:
Ttl Sqft: **496**

DOM

25

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Access:
Lot Feat:
Park Feat:

Underground

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Elevator,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Condo Fee: \$422		Title: Fee Simple Fee Freq: Monthly		Zoning: CC-X	
Legal Desc:	1811544				

Remarks

Pub Rmks: **Welcome to the pinnacle of urban sophistication! This contemporary one-bedroom condo in the sought-after Park Point building offers modern design, premium amenities, and a prime downtown location. Steps from trendy restaurants, nightlife, parks, and transit, this home blends style with convenience. The open-concept layout features sleek stone countertops, premium cabinetry, high-end appliances, and ample storage. Floor-to-ceiling windows fill the space with natural light, while modern laminate flooring and 9-foot ceilings enhance the airy ambiance. The spacious bedroom offers a tranquil retreat, complemented by a stylish three-piece bathroom. Enjoy the convenience of in-suite laundry, central A/C, and a private balcony with stunning city views. Park Point provides resort-style amenities, including a fitness centre, social lounges, a zen garden, bike storage, and concierge service. With Calgary's best dining, shopping, and entertainment just outside your door, this condo offers the ultimate downtown lifestyle.**

Inclusions: **n/a**
Property Listed By: **The Real Estate District**

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









