

# \$999,900 - 3206, 310 12 Avenue Sw, Calgary

MLS® #A2111128

**\$999,900**

3 Bedroom, 3.00 Bathroom, 1,548 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Soaring 32 stories above Central Park in the Beltline of Calgary, this stunning Park Point sub penthouse takes in all of the sunshine and breathtaking views to the south, east and west, ensuring you never get tired of going home. This 3 bedroom and 2.5 bathroom floor plan offers 1548 square feet of living space in an open floorplan with modern finishings and seemingly endless windows. Built in 2018 everything still feels new and has been gently lived in and well taken care of. There are nine foot ceilings, neutral paint colors, hardwood flooring and central air conditioning. The kitchen is all you can ask for with ample cabinetry, custom panel refrigerator, large center island overlooking the living area, stainless appliances, including gas cooktop and granite counters. The primary suite includes a massive walk-in closet, five piece ensuite and a private secondary balcony. There is a second bedroom with a walkthrough closet and a cheater ensuite. The third bedroom would double as great private office space or guest room and includes a closet. Included are 3 TITLED UNDERGROUND parking stalls (side by side by side) and 2 assigned storage lockers. This fine building offers a classy building entrance complete with concierge and three elevators. Other amenities include a full gym, sauna & steam room, large lounge, small lounge & outdoor kitchen, car/pet wash, bike storage room, 27 visitor stalls and a rentable guest suite (\$100 per night). The Beltline offers the best in a



**3206, 310 12 AVENUE SW**  
RECA MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 1548.43 Sq.Ft. / 143.85 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1548.43 Sq.Ft. / 143.85 m<sup>2</sup>



walkable lifestyle with countless shops, restaurants and entertainment options within a short jaunt. Biking options are also plentiful, with all of the bike lanes leading to Calgary's top notch pathway system. Central living does not get much better. Come and see for yourself today!

Built in 2018

**Essential Information**

MLS® #	A2111128
Price	\$999,900
Sold Price	\$995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,548
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

**Community Information**

Address	3206, 310 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1B5

**Amenities**

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Sauna, Secured Parking, Trash, Visitor Parking
Parking Spaces	3
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity Island, No Animal Home, No Tub, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Oven-B Microwave, Range Hood, Wa
Heating	Fan Coil
Cooling	Central Air
# of Stories	34



Exterior

Exterior Features	Courtyard, Other
Construction	Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	October 4th, 2024
Days on Market	218
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.