

\$669,900 - 1207, 310 12 Avenue Sw, Calgary

MLS® #A2117848

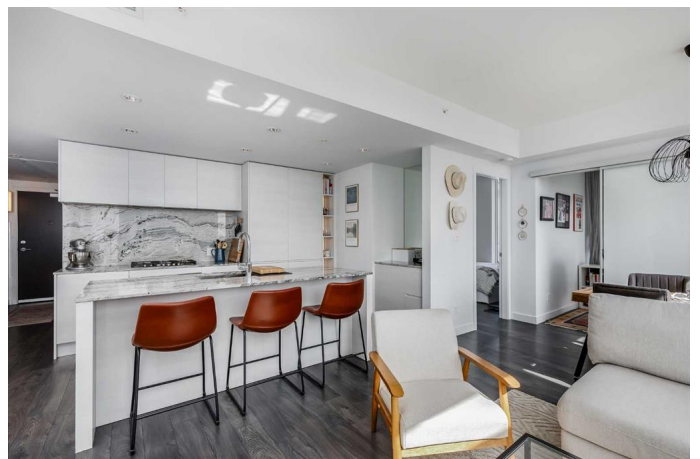
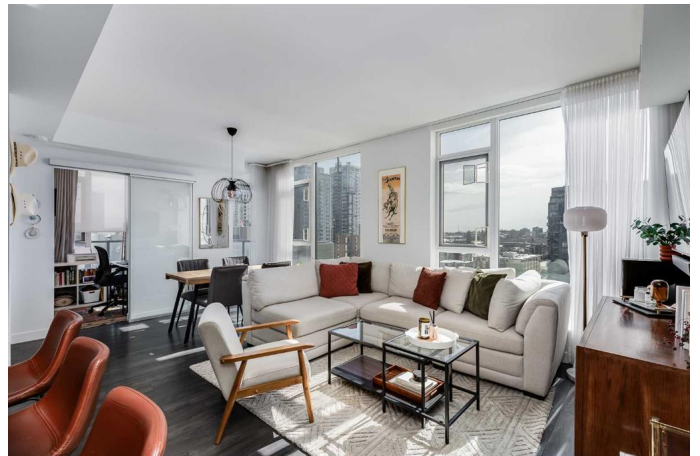
\$669,900

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stunning 12th floor, corner end unit in the esteemed Park Point building, presenting an exceptional blend of modern sophistication and urban convenience. Spanning 929 square feet with 9' ceilings, this residence boasts 2 bedrooms plus an office and 2 bathrooms, offering a spacious layout that maximizes comfort and functionality. As you step inside, you're greeted by an abundance of natural light flooding through large windows, casting a warm glow upon the sleek interior. The captivating vistas of downtown and Central Memorial Park from the balcony create an inviting backdrop, perfect for unwinding or entertaining guests. Designed for the discerning chef, the open concept kitchen is a culinary delight, featuring granite countertops and backsplash, complemented by chic white cabinets and stainless steel appliances, including a gas cooktop. The expansive island doubles as a breakfast bar, while a dedicated coffee station adds a touch of luxury to your morning routine. The primary bedroom is a serene retreat, complete with a walk-through closet leading to a luxurious 5-piece ensuite, boasting a soaker tub, dual sinks, and a separate shower. A second bedroom offers versatility, whether serving as a cozy retreat for guests or a flex space to accommodate your individual needs. An additional 3-piece bathroom with an oversize shower ensures convenience for guests. Convenience meets luxury with in-suite, full-size laundry and air conditioning, ensuring comfort year-round.



Parking is a breeze with two titled parking stalls in the heated underground parkade, accompanied by a storage locker for added convenience. The pet-friendly Park Point building offers an array of amenities, including a fitness centre, sauna and steam room, party room, and a tranquil courtyard garden with a BBQ station, providing the perfect setting for social gatherings or quiet relaxation. Beyond the confines of your home, the vibrant Beltline community awaits, offering a myriad of attractions and conveniences. Central Memorial Park and the Memorial Park library are just across the street, while Haultain Park with tennis courts is just steps away. Nearby culinary hotspots include Native Tongues, Ten Foot, and Hotel Arts, while the bustling shops and restaurants of 17th Avenue are within easy reach. For sports enthusiasts, the proximity to the Saddledome ensures easy access to thrilling events, while the +15 entrance just one block away provides seamless connectivity to downtown. Experience the epitome of urban living in this meticulously crafted residence, where luxury meets lifestyle in the heart of Calgary's vibrant Beltline district.

Built in 2018

Essential Information

MLS® #	A2117848
Price	\$669,900
Sold Price	\$655,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.00
Year Built	2018
Type	Residential

Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1207, 310 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1B5

Amenities

Amenities	Car Wash, Community Gardens, Elevator(s), Fitness Center, Party Room, Secured Parking
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	34

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 17th, 2024
Days on Market	19
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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