

\$645,000 - 1307, 310 12 Avenue Sw, Calgary

MLS® #A2118180

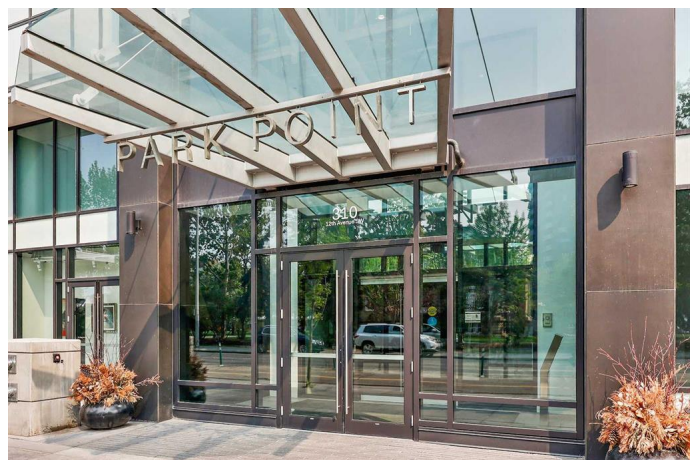
\$645,000

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the best of urban living in the heart of downtown Calgary at coveted Park Point. This impeccable corner unit boasts unobstructed breathtaking views of Central Memorial Park and the city skyline through its floor-to-ceiling windows. The open-concept design seamlessly blends style with functionality and invites you to indulge in modern luxury. Enjoy the gourmet kitchen, equipped with granite countertops, contemporary cabinetry offering ample storage, a panel-ready refrigerator, and top-of-the-line stainless steel appliances. A spacious island provides additional seating, creating the perfect setting to enjoy morning coffee while soaking in the panoramic view. The primary bedroom offers a walk-in closet, an ensuite bathroom with double sinks, soaker tub, and a stand-alone shower. There is a fabulous office with views - ideal for people who work remotely. Completing the space is a well-sized second bedroom, 3-piece bathroom plus in-suite laundry. This condo exudes sophistication with its upgraded features, including Herman Miller lighting fixtures, custom built-in cabinetry, high-end closet organizers and more. Indulge in the building's array of amenities, highlighting a full gym, sauna, party room, outdoor BBQ area, secure bike storage, guest suites, visitor parking, and attentive concierge service. Immerse yourself in the vibrant Beltline community! Take a walk in Central Memorial Park and explore Calgary's top dining and shopping spots which



are all conveniently located nearby. Embrace the ultimate urban lifestyle in this exceptional condo, where luxury effortlessly meets with the dynamic energy of the Beltline community. A truly unparalleled living experience!

Built in 2018

Essential Information

MLS® #	A2118180
Price	\$645,000
Sold Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1307, 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, Parking, Party Room, Roof Deck, Sauna, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Electric Oven, Gas Range, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	34

Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Composite Siding, Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 6th, 2024
Days on Market	2
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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