

# \$720,000 - 2507, 310 12 Avenue Sw, Calgary

MLS® #A2142515

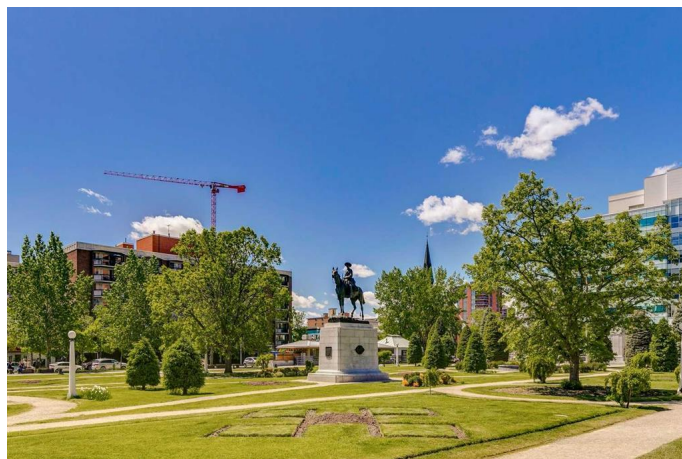
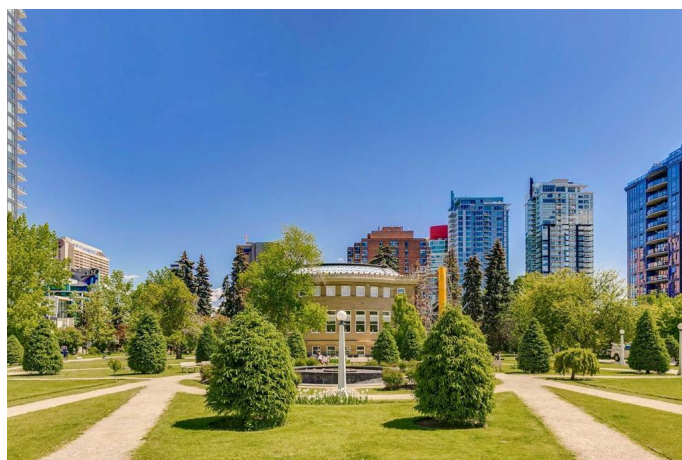
## \$720,000

2 Bedroom, 2.00 Bathroom, 935 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This stunning corner, end unit is located on the 25th floor of the esteemed Park Point building in the vibrant Beltline community, presents an exceptional blend of modern sophistication and urban conveniences. Spanning 935 sq. ft with 9' ceilings, this residence boasts 2 bedrooms, office/den plus 2 full 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. The captivating vistas of downtown, Central Memorial Park and the majestic Rocky Mountains creates 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/beverage station adds a touch of luxury to your morning routine. Living and dining spaces both with large windows and southern views. The primary bedroom is a serene retreat, complete with a walk-through closet leading to a luxurious 6-piece ensuite, boasting a soaker tub, dual sinks, and a separate shower. A second bedroom offers a cozy retreat for guests with more outstanding city views plus ample storage space. An additional 4-piece guest bath with an oversized shower plus 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 two storage lockers for added convenience. The pet-friendly Park Point building offers an array of amenities, including a car/pet wash bay, fitness center, 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. Park Point is truly a community on its own and must be experienced to be appreciated! Central Memorial Park and the Memorial Park library are just across the street, while Haultain Park with tennis courts is just steps away. Enjoy nearby culinary hotspots, 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 best 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® #	A2142515
Price	\$720,000
Sold Price	\$695,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	935
Acres	0.00
Year Built	2018
Type	Residential

Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

### Community Information

Address	2507, 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, Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Range, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	Central Air
# of Stories	34

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Outdoor Grill, Outdoor Kitchen
Construction	Concrete

### Additional Information

Date Listed	June 21st, 2024
Date Sold	September 25th, 2024
Days on Market	96
Zoning	CC-X
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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