

\$699,900 - 2607, 310 12 Avenue Sw, Calgary

MLS® #A2156333

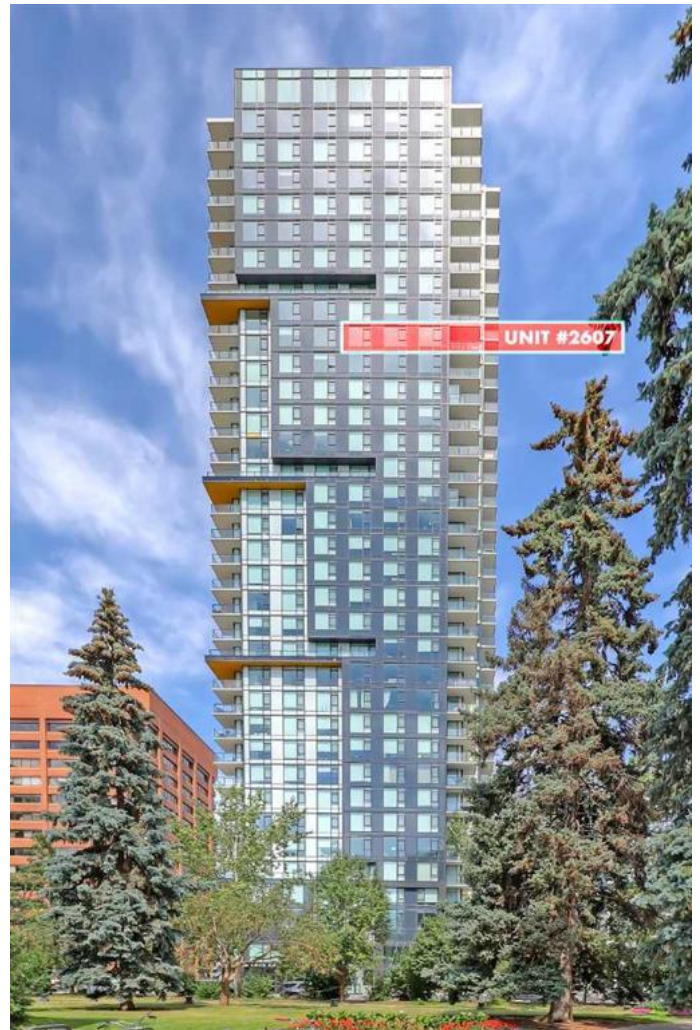
\$699,900

2 Bedroom, 2.00 Bathroom, 927 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Experience luxurious skyscraper living in the prestigious Park Point building on the 26th floor in Calgary's vibrant Beltline community. This PENTHOUSE-STYLE UNIT, one of the most efficient floorplans, offers 927 sq ft of living space with 9' ceilings and modern finishes. It features 2 BEDROOMS, a dedicated OFFICE/DEN, and 2 FULL BATHROOMS, ensuring a sophisticated and convenient urban lifestyle. The unit is filled with NATURAL LIGHT from FLOOR-TO-CEILING WINDOWS, providing breathtaking views of DOWNTOWN, CENTRAL MEMORIAL PARK, and THE ROCKY MOUNTAINS. The OPEN-CONCEPT KITCHEN, designed for the discerning chef, includes GRANITE COUNTERTOPS, chic cabinetry including the panelled side-by-side fridge & dishwasher, and STAINLESS STEEL GAS-STOVETOP & OVEN, along with an expansive island that doubles as a BREAKFAST BAR. A dedicated COFFEE/BEVERAGE STATION adds a touch of luxury. Spacious LIVING and DINING AREAS feature more floor-to-ceiling windows, offering SOUTHERN VIEWS. The SE-FACING BALCONY provides unobstructed, panoramic views, perfect for entertaining or relaxing with enough room for larger patio furniture. The primary bedroom is a serene retreat with a WALK-THROUGH CUSTOM BUILT-IN CLOSETS leading to a 5-PIECE ENSUITE, complete with a SOAKER TUB, dual sinks,

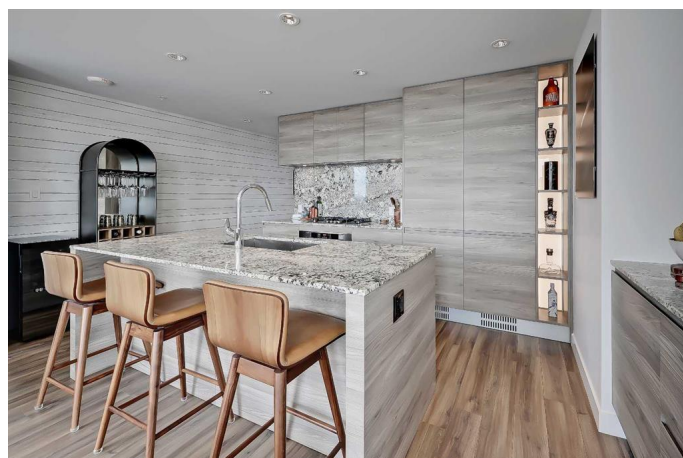


and a separate shower. The second bedroom also offers outstanding CITY VIEWS and ample storage. A DEN, ideal for a HOME OFFICE, boasts phenomenal PARK VIEWS, making it a perfect workspace. Additional features include a 3-piece guest bath, IN-SUITE LAUNDRY, AIR CONDITIONING, updated lighting, and a custom front closet. Parking is easy with a secure stall in the HEATED UNDERGROUND PARKADE, large enough for a full-sized truck and conveniently located near the elevator entrance. An OVERSIZED STORAGE LOCKER adds extra convenience. The PET-FRIENDLY Park Point building offers an array of AMENITIES, including a FITNESS CENTER, sauna and steam room, PARTY ROOM, and a tranquil COURTYARD GARDEN with a BBQ station. Additional features include CONCIERGE AND SECURITY SERVICES, secure fob entry, a stunning lobby, and THREE elevators to ensure even if someone is moving in/out, there's always access to your floor with minimal wait times! Located near CENTRAL MEMORIAL PARK, Memorial Park Library, and Haultain Park with tennis courts, this residence is also close to 17th Avenue's shops and restaurants. The proximity to the SADDLEDOME and the nearby +15 entrance ensures easy access to downtown, making it possible to walk everywhere you need to be most days. Schedule your private showing today!

Built in 2018

Essential Information

MLS® #	A2156333
Price	\$699,900
Sold Price	\$695,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	927
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2607, 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	1
Parking	Titled, Underground

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	34

Exterior

Exterior Features	Other
Construction	Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 30th, 2024
Days on Market	21

Zoning	CC-X
HOA Fees	0.00
Listing Details	
Listing Office	RE/MAX House of Real Estate

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