

2405, 310 12 Avenue SW  
Calgary, Alberta

MLS # A2255892

\$516,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	761 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Garage Door Opener, Gated, Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		
Inclusions:	N/A		

Welcome to Park Point, with floor-to-ceiling windows framing iconic east facing views of the Calgary Tower and the vibrant downtown skyline. Inside, the open-concept design creates a seamless flow, perfect for both everyday living and entertaining. Host friends while preparing dinner on your gas cooktop, or unwind at the end of the day as the city lights illuminate the skyline. The modern kitchen features sleek cabinetry, granite countertops, built-in appliances, and thoughtful finishes that balance style with function. Two spacious bedrooms are positioned on opposite sides of the unit, ensuring privacy and comfort. The primary suite is paired with a full bathroom. While the second bedroom includes a walk-through closet leading to a spa-inspired ensuite with a deep soaker tub. Life at Park Point extends far beyond your suite. Residents enjoy access to a fully equipped fitness centre, yoga studio, sauna and steam room, social lounge, guest suite (see listing realtor for details), Zen terrace, BBQs, firepit and a car wash station. Secure underground parking and a storage locker provide everyday convenience. Outside your door, the Beltline awaits. Central Memorial Park is right across the street, with cafés, boutiques, entertainment, and the energy of 17th Avenue all just steps away. The Elbow River pathways and downtown core are within easy reach, making it effortless to balance work, leisure, and play. Unit 2405 isn't just a home &mdash; it's a front-row seat to Calgary's most vibrant urban lifestyle, with the Calgary Tower as your nightly backdrop.