

1608, 310 12 Avenue SW  
Calgary, Alberta

MLS # A2207609



**\$650,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 735
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan		

**Inclusions:** NA

Step into this stunning 16th-floor corner end unit, boasting ONE TITLED UNDERGROUND PARKING STALL and breathtaking panoramic views! This condo offers unobstructed vistas of the city skyline, the majestic mountains, and Memorial Park. Natural light floods the space through expansive floor-to-ceiling windows, enhanced by soaring 9-foot ceilings. A showcase of modern elegance, the home features upscale finishes including granite countertops, a spacious center island, air conditioning, and high-end integrated appliances. The open-concept layout seamlessly connects the living and kitchen areas into a sleek, functional space perfect for working, dining, or relaxing. The primary bedroom is a private retreat with views overlooking Memorial Park and direct access to a walk-through closet and a luxurious 5-piece ensuite. Pamper yourself with a double vanity topped with marble counters, a glass-enclosed shower, and a deep soaking tub. The bright home office is flooded with natural light, while the second bedroom captures sweeping views of the distant Rockies. Extend your living space outdoors on the balcony—perfect for summer barbecues or simply soaking up the sun. Additional features include one heated underground parking stall, an assigned storage locker, and access to a car wash station in the secure parkade. Park Point isn't just a place to live—it's a lifestyle. Enjoy premium amenities including a beautifully appointed owner's lounge with kitchen and fireplace, a guest suite, 24-hour concierge, on-site security, and secure bike storage with a wash station. Outdoor spaces include a Zen terrace and garden, BBQ area, and a cozy fire pit. Wellness-focused residents will appreciate the fully equipped gym, yoga studio, sauna, and steam room. Located just steps from the Elbow River pathways, tennis and pickleball

courts, and the lively restaurants and boutiques of 17th Avenue. You're also minutes from the Calgary Public Library and the +15 skywalk system—offering year-round connectivity and urban convenience.