

# \$625,000 - 1708, 310 12 Avenue Sw, Calgary

MLS® #A2211870

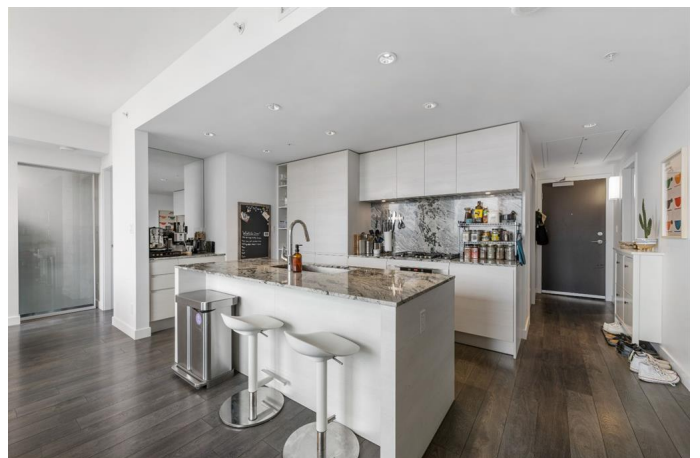
**\$625,000**

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Park Point, an elegant condo offering luxury and convenience in the heart of Beltline. This 902 sq. ft. unit on the 17th floor provides stunning views of Central Memorial Park and the downtown skyline from a wrap-around balcony. Enjoy high-rise living with nearby restaurants and cafes, all while staying above the hustle of the city. The condo features an open-concept layout with floor-to-ceiling windows, a modern kitchen with high-end stainless steel appliances, granite countertops, a large island, and a stylish coffee bar. The condo's layout maximizes privacy with two spacious bedrooms on opposite sides. The primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a soaking tub and double vanity. The second bedroom is complemented by a full bathroom, while a versatile den offers an ideal space for a home office. Additional features include in-suite laundry, air conditioning, a titled underground parking spot, secure visitor parking, and an assigned storage locker. Residents also enjoy top-notch amenities like a fitness center and bike storage. Located in the vibrant Beltline neighborhood, Park Point offers easy access to restaurants, shops, and green spaces like Central Memorial Park. Beltline is known for its lively atmosphere, iconic spots like 17th Avenue, and a mix of modern and historic architecture. The area fosters a strong sense of community with its art galleries, fitness centres, and regular



events, making it an ideal place to experience both city excitement and peaceful retreats.

Built in 2018

### **Essential Information**

MLS® #	A2211870
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1708, 310 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R1B5

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Fan Coil
Cooling	Central Air
# of Stories	34

## Exterior

Exterior Features	Balcony, Lighting
Construction	Concrete, Metal Siding

## Additional Information

Date Listed	April 15th, 2025
Days on Market	66
Zoning	CC-X

## Listing Details

Listing Office	RE/MAX Complete Realty
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