# \$695,000 - 1608, 310 12 Avenue Sw, Calgary

MLS® #A2207609

#### \$695,000

2 Bedroom, 2.00 Bathroom, 919 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

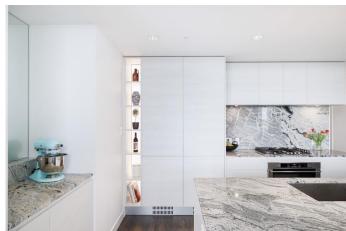
The primary bedroom is a private retreat with views overlooking Memorial Park and direct access to a walk-through closet and a luxurious 5-piece ensuite. Pamper yourself with a double vanity topped with marble counters, a glass-enclosed shower, and a deep soaking tub.

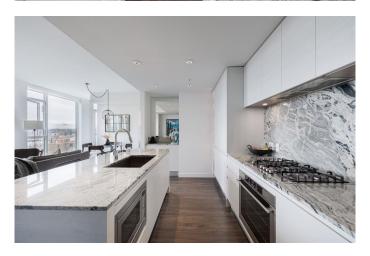
The bright home office is flooded with natural light, while the second bedroom captures sweeping views of the distant Rockies. Extend your living space outdoors on the balconyâ€"perfect for summer barbecues or simply soaking up the sun.

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







liveâ€"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 systemâ€"offering year-round connectivity and urban convenience.

#### Built in 2018

#### **Essential Information**

MLS® # A2207609 Price \$695,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 919
Acres 0.00
Year Built 2018

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1608, 310 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta

Postal Code T2R 1B5

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Guest

Suite, Recreation Facilities, Roof Deck

Parking Spaces 1

Parking Parkade, Stall, Underground

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

Kitchen Island, Open Floorplan

Appliances Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave,

Washer, Window Coverings, Built-In Refrigerator, Built-In Freezer

Heating Fan Coil
Cooling Central Air

# of Stories 34

#### **Exterior**

Exterior Features Balcony

Construction Concrete, Metal Siding

#### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 89

Zoning CC-X

### **Listing Details**

Listing Office Century 21 Masters

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.