

# \$664,900 - 2307, 310 12 Avenue Sw, Calgary

MLS® #A2251666

**\$664,900**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

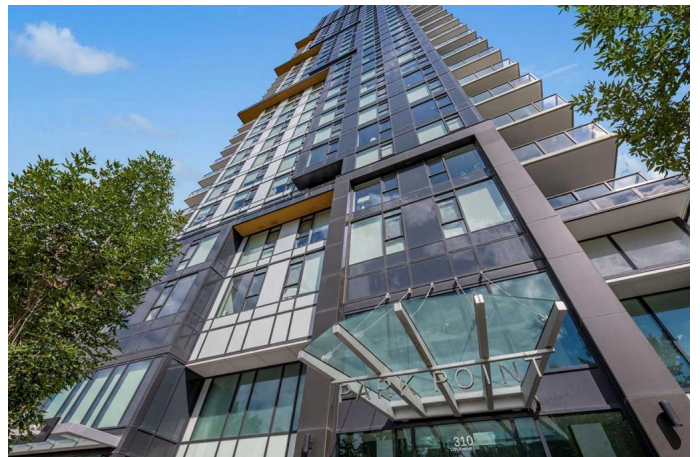
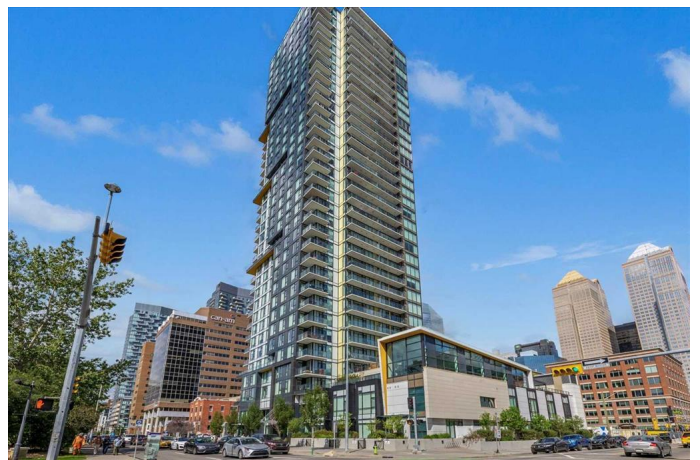
Beltline, Calgary, Alberta

Perched high on the 23rd floor, this stunning 2-bedroom + office, corner condo, offers panoramic views of Central Memorial Park, the downtown skyline, and the majestic Rocky Mountains beyond. Flooded with natural light through floor-to-ceiling windows, this home combines elevated living with refined design in one of Calgary's most vibrant inner-city neighbourhoods.

Step into a sleek, modern interior featuring designer finishes throughout, including custom Italian Armony Cucine cabinetry, stone slab countertops and backsplashes, and a full suite of premium German-made European appliances. The thoughtfully designed open-concept layout includes two spacious bedrooms, a versatile office/den, and a generous living area with corner balcony, perfect for entertaining or relaxing while soaking in the view.

Park Point is a sought-after building offering an array of upscale amenities, including a fully equipped fitness centre, stylish party room, sunny picnic terrace, secure bike storage, guest parking, and a full-time concierge providing security and assistance. Residents and guests are welcomed by a stunning two-storey lobby that sets the tone for luxury and sophistication from the moment you enter.

This Beltline beauty offers the best of carefree urban condo living—just steps from great



cafes, dining, shopping, and the historical charm of Central Memorial Park. Whether you're enjoying sunset views from your balcony or cooking in a chef-inspired kitchen, every detail of this home speaks to quality and style.

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251666          |
| Price          | \$664,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 926               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2307, 310 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 1B5                |

**Amenities**

|                |                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Picnic Area, Recreation Facilities, Sauna, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                                                              |
| Parking        | Parkade, Secured, Titled, Underground                                                                                                          |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Elevator, Granite |
|-------------------|--------------------------------------------------------------------|

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
|              | Counters, High Ceilings, Natural Woodwork, Open Floorplan, Soaking Tub, Walk-In Closet(s)                     |
| Appliances   | Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer Stacked |
| Heating      | Fan Coil                                                                                                      |
| Cooling      | Central Air                                                                                                   |
| # of Stories | 34                                                                                                            |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 33                |
| Zoning         | CC-X              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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