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2707, 310 12 Avenue SW Calgary, Alberta

MLS # A2196064



\$659,000

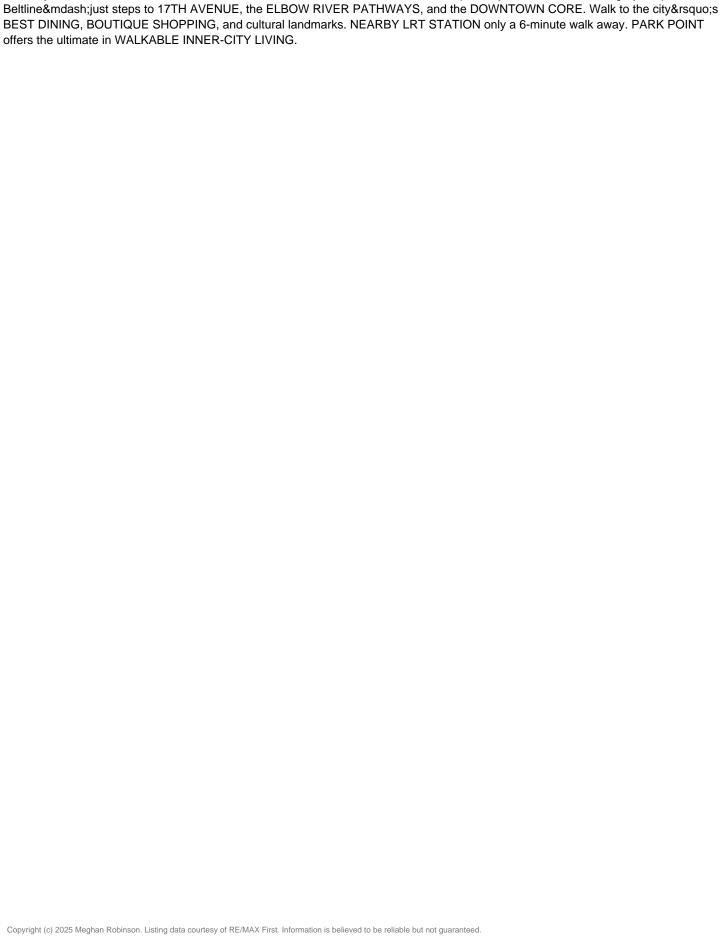
Division: Beltline Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 930 sq.ft. Age: 2018 (7 yrs old) **Beds:** Baths: Garage: Covered, Heated Garage, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Fan Coil Floors: Sewer: Ceramic Tile, Laminate Roof: Condo Fee: \$ 735 **Basement:** LLD: Exterior: Zoning: CC-X Concrete, Metal Siding Foundation: **Utilities:**

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Inclusions: TV Mounts

UNOBSTRUCTED CITY & MOUNTAIN VIEWS | 2 BEDROOMS + DEN | LUXURY LIVING | Welcome to Unit 2707 in the highly sought-after PARK POINT— one of Calgary's premier luxury condo buildings in the heart of the Beltline. This 27th-floor, CORNER UNIT residence offers UNOBSTRUCTED SOUTHWEST VIEWS of the downtown skyline, Central Memorial Park, and the majestic Rocky Mountains. Step inside to 9-FT CEILINGS, wide plank Swiss flooring, FLOOR-TO-CEILING WINDOWS, and CENTRAL A/C for year-round comfort. The Italian-designed ARMONY CUCINE KITCHEN is a showpiece, featuring granite countertops and backsplash, a SLEEK Side by Side HIDDEN REFRIGERATOR, gas cooktop, convection oven, stylish dry bar, and thoughtfully designed cabinetry for a seamless, modern look. The oversized island is ideal for entertaining or everyday living. The bright and spacious PRIMARY SUITE offers a walk-through closet with CUSTOM BUILT-INS and a spa-inspired 5-piece ensuite with dual sinks, a deep soaker tub, and a separate glass shower. The second bedroom is perfect for guests or family, while the FLEXIBLE DEN makes an ideal home office or creative space. A sleek 4-piece bathroom and convenient in-suite laundry complete the layout. Step out onto your LARGE SOUTHWEST-FACING BALCONY—perfect for morning coffee or sunset cocktails. This home includes 1 TITLED UNDERGROUND PARKING STALL and a SECURE STORAGE LOCKER. Park Point offers an impressive list of amenities: 24-HOUR CONCIERGE/SECURITY, fully equipped FITNESS CENTRE, yoga studio, infrared sauna, steam room, Zen terrace, BBQ lounge, guest suites, bike storage, a dedicated car/pet/bike wash station, and PET-FRIENDLY. There is also plenty of INDOOR VISITOR PARKING.



Perfectly situated across from CENTRAL MEMORIAL PARK, this unbeatable location places you in the heart of Calgary's vibrant