

**1002, 310 12 Avenue SW  
Calgary, Alberta**

**MLS # A2233661**



**\$359,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	570 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Other, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Glass	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome home to this LARGE ONE bedroom and Flex NW corner unit (570 sqft) with gorgeous views in the stunning Park Point. Located on the historic Central Memorial Park in the heart of Calgary's welcoming, vibrant and highly sought after Beltline community. Inside this ONE BEDROOM with FLEX SPACE unit, you will find a streamlined modern living space with distinctive details such as real granite countertops and full slab backsplash in the kitchen, plus pure marble-topped vanities in the bath. Open concept living is taken one step further by integrating kitchen cabinetry, appliances, and hardware to make your work, dining and living space one harmonious experience. The bedroom easily fits a queen and has two large closets! A luxurious 3pc bath, a coat closet and laundry/storage room complete the space. Additionally, this Corner unit with large windows allow for plenty of natural light and offer breathtaking City views from Both West and North. The secure parkade is where you will find the titled parking stall and a storage unit. Lots of amenities... full gym, sauna, rec room, outdoor BBQ space, Zen garden, Car Wash/Pet Wash Bay, Guest Suite PLUS there's a concierge which allows for a relaxed but convenient lifestyle in Downtown! Across the street is Central Memorial Park and you're within walking distance to the plus 15 and more! Come see before it's gone!