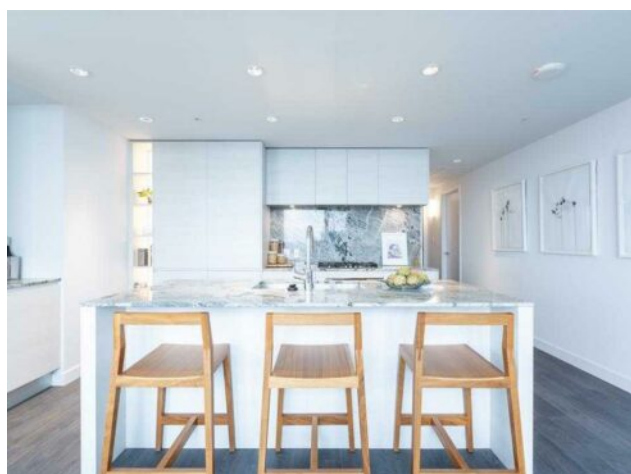


**2208, 310 12 Avenue SW**  
**Calgary, Alberta****MLS # A2199541****\$699,990**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 751
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Sauna, Steam Room, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Park Point, where sophistication, style, and skyline views come together in perfect harmony. Sitting 22 floors above the city, this 2 bedroom, 2 bathroom + den residence offers an unbeatable southwest exposure, meaning you'll be basking in natural light all day and toasting to breathtaking Rocky Mountain sunsets every evening. Inside, the open-concept design is both sleek and functional, with floor-to-ceiling windows showcasing the dazzling park/mountain views. The European-inspired kitchen is a dream for home chefs and takeout lovers alike, boasting integrated appliances, a gas cooktop, built-in oven, granite countertops, and a breakfast bar that's perfect for morning coffee or late-night charcuterie spreads. Need space for a real dining table? You got it! The primary suite is pure luxury, featuring a walk-in closet and an ensuite retreat with double vanities, a soaker tub, and a separate freestanding shower - because you deserve spa vibes at home. The second bedroom is perfectly positioned on the opposite side of the unit for ultimate privacy, making it ideal for guests, roommates, or a zen home office. A bright and versatile den, in-suite laundry, and central air conditioning complete this stylish sanctuary. Life at Park Point means living in one of Calgary's best-managed buildings with top-tier amenities: 24-hour concierge and security, a high-end fitness centre, yoga studio, steam room and sauna, a guest suite, indoor/outdoor entertainment lounges, bicycle storage, and a rooftop patio - basically, it's a five-star resort you get to call home. And don't worry about parking - your titled underground stall is ready and waiting. Step outside, and you're in the heart of the Beltline's vibrant scene, with Central Memorial Park and the Calgary Public Library right across the street. Craving some of the city's best food? Ten Foot

Henry, Kama, Bar Chouette, Native Tongues Taqueria, DOP, and Pat & Betty are just steps away. Ready for a night out? 10th and Stephen Avenue have you covered with endless dining, shopping, and entertainment options. This isn't just a condo, it's a lifestyle upgrade. Whether you're an urban professional, savvy investor, or someone who just loves a killer view, this is downtown living at its absolute best.