

**1508, 310 12 Avenue SW
Calgary, Alberta**

MLS # A2209467



\$669,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None.

Spectacular city & mountain views from this 15th floor 2 bedroom plus den, 2 full bath unit in Park Point that perfectly combines style & function! The open & airy plan presents spacious living & dining areas with floor to ceiling windows & kitchen that's tastefully finished with granite counters, island/eating bar, sleek white cabinets & first-rate appliance package. A flex space just off the dining area is the perfect space for a home office setup. The primary bedroom boasts a walk-through closet to a private 5 piece ensuite with large vanity with dual sinks, relaxing soaker tub & separate shower. The second bedroom & 3 piece bath are ideal for guests. Other notable features include convenient in-suite laundry, large wrap around balcony with panoramic views, one titled heated underground parking stall & an assigned storage locker. Park Point also affords first-class building amenities, including a 24-hour concierge/onsite security, bike storage, superb lounge/party room with kitchen, fireplace & large seating areas, guest suite, fully equipped gym, including yoga studio, sauna & steam room. Outside, enjoy a large outdoor courtyard with garden, BBQ & firepit. The central location can't be beat, close to scenic Elbow River pathways, tennis courts, Stampede Park, MNP Community & Sport Centre, 17th Avenue shops & restaurants, public transit & walking distance to the downtown core.