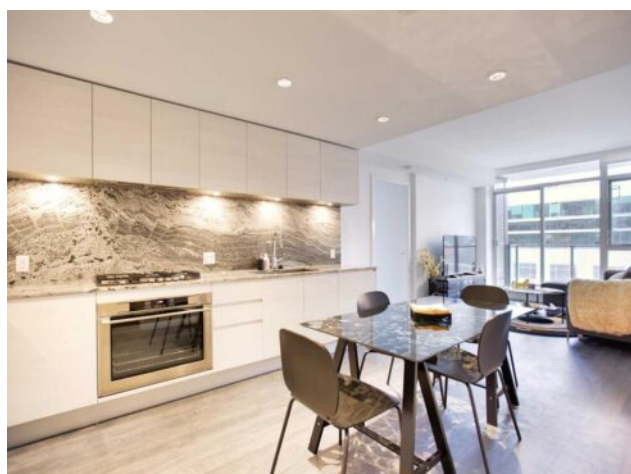


505, 310 12 Avenue SW  
Calgary, Alberta

MLS # A2294647



## \$475,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	781 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 638
<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>	Granite Counters, Storage		

**Inclusions:** Window cover As-is.

Located in the heart of Calgary's vibrant and highly sought-after Beltline community, Right beside the historic Central Memorial Park, this beautifully designed open-concept 2-bedroom, 2-bathroom unit offers modern urban living at its finest. The interior features real granite countertops and a full slab backsplash in the kitchen, complemented by built-in appliances for a sleek, contemporary feel. High ceilings enhance the sense of space while maintaining a warm, inviting atmosphere—perfect for unwinding after a long day. This unit includes titled heated underground parking, an assigned storage locker, and access to a convenient shared car wash bay. Residents enjoy an impressive array of amenities, including 24-hour concierge and security, a lounge, guest suite, fully equipped fitness centre, sauna, steam room, and a beautifully landscaped courtyard garden. Step outside to enjoy immediate access to the Elbow River pathways, nearby tennis and pickleball courts, and the shops and dining of 17th Avenue. Just minutes from downtown, the +15 system, and the Calgary Public Library, this location offers the perfect balance of lifestyle, convenience, and connectivity.