

780-228-4266 al@grassrootsrealtygroup.ca

1603, 310 12 Avenue SW Calgary, Alberta

MLS # A2205744



\$344,000

Division:	Beltline			
Туре:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	496 sq.ft.	Age:	2018 (7 yrs old)	
Beds:	1	Baths:	1	
Garage:	Underground			
Lot Size:	-			
Lot Feat:	-			

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-X
Foundation:	-	Utilities:	-

Features: Elevator, No Animal Home, No Smoking Home, Storage

Inclusions: n/a

Welcome to the pinnacle of urban sophistication! This contemporary one-bedroom condo in the sought-after Park Point building offers modern design, premium amenities, and a prime downtown location. Steps from trendy restaurants, nightlife, parks, and transit, this home blends style with convenience. The open-concept layout features sleek stone countertops, premium cabinetry, high-end appliances, and ample storage. Floor-to-ceiling windows fill the space with natural light, while modern laminate flooring and 9-foot ceilings enhance the airy ambiance. The spacious bedroom offers a tranquil retreat, complemented by a stylish three-piece bathroom. Enjoy the convenience of in-suite laundry, central A/C, and a private balcony with stunning city views. Park Point provides resort-style amenities, including a fitness centre, social lounges, a zen garden, bike storage, and concierge service. With Calgary's best dining, shopping, and entertainment just outside your door, this condo offers the ultimate downtown lifestyle.