# \$725,000 - 1608, 310 12 Avenue Sw, Calgary

MLS® #A2207609

#### \$725,000

2 Bedroom, 2.00 Bathroom, 919 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into this stunning 16th-floor corner end unit, boasting ONE TITLED UNDERGROUND PARKING STALL and breathtaking panoramic views! This condo offers unobstructed vistas of the city skyline, the majestic mountains, and Memorial Park. Natural light floods the space through expansive floor-to-ceiling windows, enhanced by soaring 9-foot ceilings.

A showcase of modern elegance, the home features upscale finishes including granite countertops, a spacious center island, air conditioning, and high-end integrated appliances. The open-concept layout seamlessly connects the living and kitchen areas into a sleek, functional space perfect for working, dining, or relaxing.

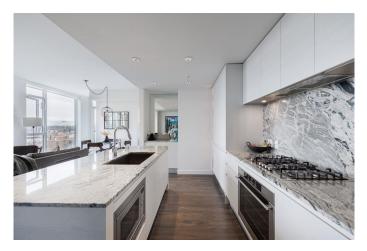
The primary bedroom is a private retreat with views overlooking Memorial Park and direct access to a walk-through closet and a luxurious 5-piece ensuite. Pamper yourself with a double vanity topped with marble counters, a glass-enclosed shower, and a deep soaking tub.

The bright home office is flooded with natural light, while the second bedroom captures sweeping views of the distant Rockies. Extend your living space outdoors on the balconyâ€"perfect for summer barbecues or simply soaking up the sun. Additional features include one heated underground parking stall, an assigned storage locker, and access to a car wash

station in the secure parkade. Park Point isn't just a place to







liveâ€"it's a lifestyle. Enjoy premium amenities including a beautifully appointed owner's lounge with kitchen and fireplace, a guest suite, 24-hour concierge, on-site security, and secure bike storage with a wash station. Outdoor spaces include a Zen terrace and garden, BBQ area, and a cozy fire pit. Wellness-focused residents will appreciate the fully equipped gym, yoga studio, sauna, and steam room.

Located just steps from the Elbow River pathways, tennis and pickleball courts, and the lively restaurants and boutiques of 17th Avenue. You're also minutes from the Calgary Public Library and the +15 skywalk systemâ€"offering year-round connectivity and urban convenience.

Built in 2018

#### **Essential Information**

MLS® #	A2207609
Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.00
Year Built	2018
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

#### **Community Information**

Address	1608, 310 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2R 1B5
Amenities	
Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Facilities, Guest Suite, Roof Deck, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground
Interior	
Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan
Appliances	Built-In Freezer, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings, Garburator
Heating	Fan Coil
Cooling	Central Air
# of Stories	34
Exterior	
Exterior Features	Balcony

Exterior Features	Balcony
Construction	Concrete, Metal Siding

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	24
Zoning	CC-X

## **Listing Details**

Listing Office Century 21 Masters

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