

2405, 310 12 Avenue SW  
Calgary, Alberta

MLS # A2255892

**\$516,900**



<b>Heating:</b>	Central, 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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		
<b>Inclusions:</b>	N/A		

Welcome to Park Point, with floor-to-ceiling windows framing iconic east facing views of the Calgary Tower and the vibrant downtown skyline. Inside, the open-concept design creates a seamless flow, perfect for both everyday living and entertaining. Host friends while preparing dinner on your gas cooktop, or unwind at the end of the day as the city lights illuminate the skyline. The modern kitchen features sleek cabinetry, granite countertops, built-in appliances, and thoughtful finishes that balance style with function. Two spacious bedrooms are positioned on opposite sides of the unit, ensuring privacy and comfort. The primary suite is paired with a full bathroom. While the second bedroom includes a walk-through closet leading to a spa-inspired ensuite with a deep soaker tub. Life at Park Point extends far beyond your suite. Residents enjoy access to a fully equipped fitness centre, yoga studio, sauna and steam room, social lounge, guest suite for visiting friends or family, Zen terrace, BBQs, firepit and a car wash station. Secure underground parking and a storage locker provide everyday convenience. Outside your door, the Beltline awaits. Central Memorial Park is right across the street, with caf&eacute;s, boutiques, entertainment, and the energy of 17th Avenue all just steps away. The Elbow River pathways and downtown core are within easy reach, making it effortless to balance work, leisure, and play. Unit 2405 isn&rsquo;t just a home — it&rsquo;s a front-row seat to Calgary&rsquo;s most vibrant urban lifestyle, with the Calgary Tower as your nightly backdrop.