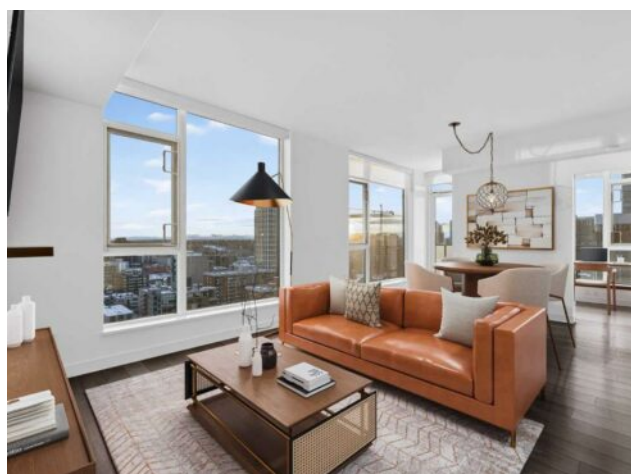


1608, 310 12 Avenue SW
Calgary, Alberta

MLS # A2277099



\$640,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	924 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 769
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-X
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Keys with FOBS including mailbox key(s)

Perched high on the 16th floor, this exceptional corner end unit offers panoramic, unobstructed views of the city skyline, Memorial Park, and the Rocky Mountains. Expansive floor-to-ceiling windows and 9-foot ceilings flood the home with natural light, creating an airy, refined living space. Designed with modern sophistication, the open-concept layout features granite countertops, a large central island, integrated high-end appliances, and air conditioning, seamlessly blending style and function for everyday living or entertaining. The living and kitchen areas flow effortlessly, making the space equally suited for relaxing, dining, or working from home. The primary suite is a true retreat, showcasing tranquil park views and a walk-through closet leading to a luxurious 5-piece ensuite complete with a double marble vanity, glass-enclosed shower, and a deep soaker tub. A sun-filled home office adds versatility, while the second bedroom captures stunning west-facing mountain views. Step outside to the private balcony—perfect for summer barbecues or enjoying Calgary’s dynamic urban landscape. Additional conveniences include one titled, heated, secure underground parking stall, an assigned storage locker, and access to a car wash bay within the parkade. Park Point delivers an elevated, pet-friendly lifestyle with premium amenities including a beautifully appointed owner’s lounge with kitchen and fireplace, guest suite, 24-hour concierge, on-site security, secure underground parking, and dedicated bike storage with wash station. Pet owners will love the on-site dog wash, making daily life with four-legged companions effortless. Outdoor amenities include a Zen garden and terrace, BBQ area, and a cozy fire pit. Wellness-focused residents enjoy a fully equipped fitness centre, yoga studio, sauna, and steam room. Ideally located just steps from

the Elbow River pathway system, tennis and pickleball courts, and the shops and restaurants of 17th Avenue. Downtown conveniences including the Calgary Public Library and the +15 skywalk system are only minutes away, offering exceptional connectivity and urban convenience. Please ask your real estate professional about the exciting news in regards to the neighbouring Sheldon Chumir health amenity (they can refer to the private realtor notes on this listing).