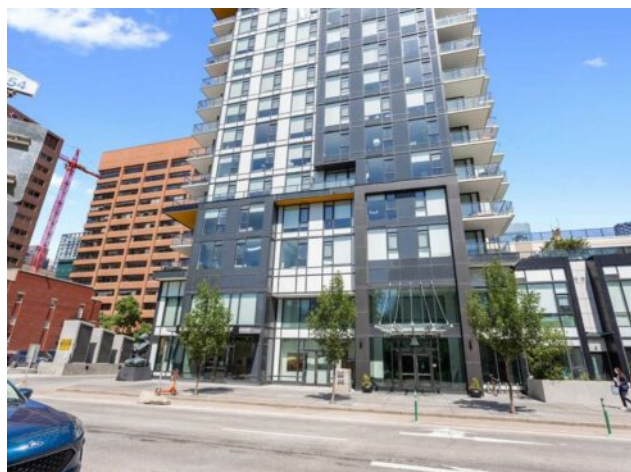


**3104, 310 12 Avenue SW  
Calgary, Alberta**

**MLS # A2278876**



# \$299,800

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	446 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<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>	Rubber	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Glass, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub		

**Inclusions:** None

Experience elevated downtown living at Park Point &dash; one of Calgary's most prestigious high-rise residences, ideally located in the heart of the Beltline. This immaculate, like-new one-bedroom condo offers stunning, unobstructed views of Central Memorial Park and the vibrant cityscape beyond. Flooded with natural light and designed with warm, modern tones, the home exudes a welcoming and stylish ambiance you'll love coming home to. Enjoy year-round comfort with central air conditioning and floor-to-ceiling windows, complemented by resilient laminate flooring throughout. The sleek, open-concept kitchen is both functional and elegant, featuring built-in stainless steel appliances, granite countertops, and a full-height matching backsplash &dash; perfect for both everyday living and entertaining. Retreat to the spacious bedroom where you can wake up to beautiful skyline views, and unwind in the luxurious bathroom complete with a deep soaker tub, oversized vanity, and contemporary fixtures. Perched on the 31st floor with desirable north exposure and soaring 8-foot ceilings, this unit offers breathtaking panoramic views and a peaceful escape above the city buzz. Park Point's premium amenities include concierge service, fitness centre, sauna, and beautifully landscaped outdoor spaces, elevating your urban lifestyle. Whether you're a first-time buyer, investor, or a professional seeking the convenience of walking to work, this is a rare opportunity to own in one of downtown Calgary's most sought-after developments. Don't miss out &dash; book your private showing today!