

# \$699,990 - 2208, 310 12 Avenue Sw, Calgary

MLS® #A2199541

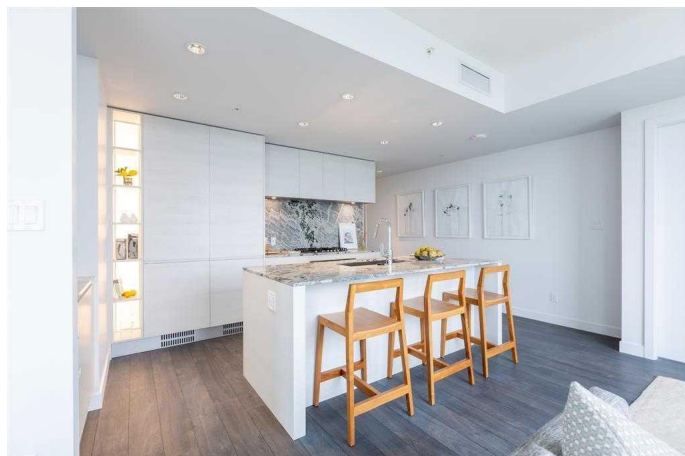
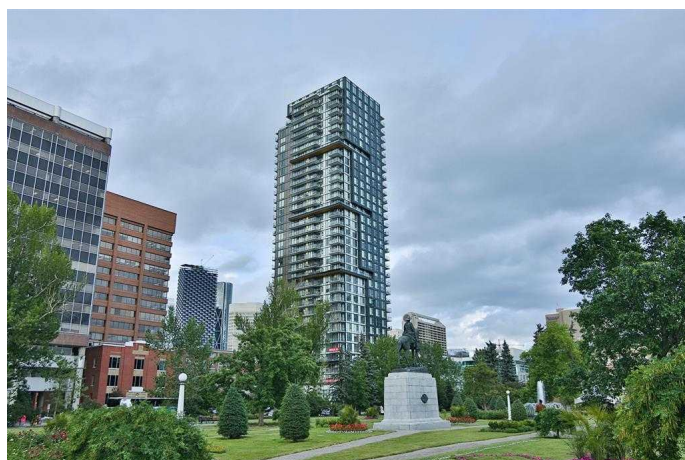
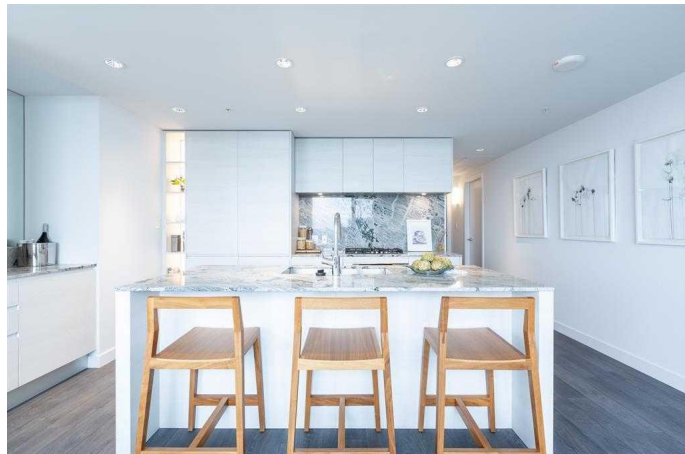
**\$699,990**

2 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Park Point, where sophistication, style, and skyline views come together in perfect harmony. Sitting 22 floors above the city, this 2 bedroom, 2 bathroom + den residence offers an unbeatable southwest exposure, meaning you'll be basking in natural light all day and toasting to breathtaking Rocky Mountain sunsets every evening. Inside, the open-concept design is both sleek and functional, with floor-to-ceiling windows showcasing the dazzling park/mountain views. The European-inspired kitchen is a dream for home chefs and takeout lovers alike, boasting integrated appliances, a gas cooktop, built-in oven, granite countertops, and a breakfast bar that's perfect for morning coffee or late-night charcuterie spreads. Need space for a real dining table? You got it! The primary suite is pure luxury, featuring a walk-in closet and an ensuite retreat with double vanities, a soaker tub, and a separate freestanding shower - because you deserve spa vibes at home. The second bedroom is perfectly positioned on the opposite side of the unit for ultimate privacy, making it ideal for guests, roommates, or a zen home office. A bright and versatile den, in-suite laundry, and central air conditioning complete this stylish sanctuary. Life at Park Point means living in one of Calgary's best-managed buildings with top-tier amenities: 24-hour concierge and security, a high-end fitness centre, yoga studio, steam room and sauna, a guest suite, indoor/outdoor



entertainment lounges, bicycle storage, and a rooftop patio - basically, it's a five-star resort you get to call home. And don't worry about parking - your titled underground stall is ready and waiting. Step outside, and you're in the heart of the Beltline's vibrant scene, with Central Memorial Park and the Calgary Public Library right across the street. Craving some of the city's best food? Ten Foot Henry, Kama, Bar Chouette, Native Tongues Taqueria, DOP, and Pat & Betty are just steps away. Ready for a night out? 10th and Stephen Avenue have you covered with endless dining, shopping, and entertainment options. This isn't just a condo, it's a lifestyle upgrade. Whether you're an urban professional, savvy investor, or someone who just loves a killer view, this is downtown living at its absolute best.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199541          |
| Price          | \$699,990         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 948               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2208, 310 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2R 1B5 |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Park, Recreation Facilities, Roof Deck, Secured Parking, Storage |
| Parking Spaces | 1                                                                                                                           |
| Parking        | Parkade, Stall, Titled, Underground                                                                                         |
| # of Garages   | 1                                                                                                                           |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recreation Facilities, Sauna, Steam Room, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Washer, Window Coverings, Built-In Freezer            |
| Heating           | Fan Coil, Natural Gas                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                           |
| # of Stories      | 34                                                                                                                                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 87               |
| Zoning         | CC-X             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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