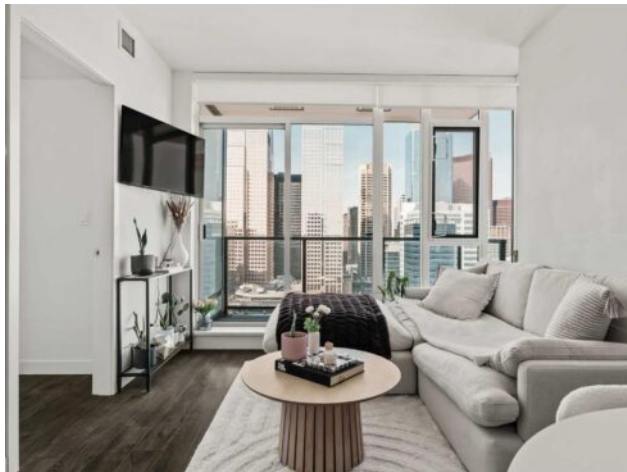


**2403, 310 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2295979**



**\$335,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	497 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Gated, Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Welcome to Park Point, one of Calgary's most sought after buildings in the heart of the Beltline. This one bedroom plus den is perfectly positioned on the 24th floor, offering stunning views of the Calgary Tower and the downtown skyline through floor to ceiling windows that fill the space with natural light. The thoughtfully designed layout includes a versatile den that is ideal for a home office, along with a modern kitchen featuring sleek cabinetry, integrated appliances, and clean contemporary finishes. The open concept living area flows seamlessly onto your private balcony, where you can take in the city views day and night. This home also features air conditioning and titled underground parking for year round comfort and convenience. This location offers an exceptional walkability score of 98 out of 100, putting Calgary's best dining and amenities right at your doorstep. Ten Foot Henry, Native Tongues Taqueria, Bridgette Bar, Major Tom Bar, Proof Cocktail Bar, Analog Coffee, Deville Coffee, and Park by Sidewalk Citizen are all just steps from your door. Park Point is a pet friendly building and offers premier amenities including concierge service, a fully equipped fitness centre, yoga studio, sauna and steam room, social lounge, and beautifully designed outdoor spaces. Perfect for professionals, investors, or anyone looking to enjoy vibrant inner city living with incredible views, top tier dining, and unbeatable walkability.