

**2805, 310 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2296707**



**\$495,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<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>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Beautiful 2-bedroom, 2-bathroom home on the 28th floor with an amazing, unobstructed view, right across from Central Memorial Park. With its high-floor location and southern exposure, the unit is exceptionally bright and filled with natural light throughout the day. Parkpoint, an upscale development, offers 24-hour concierge service and a beautiful Zen garden. Residents can also enjoy a well-equipped fitness centre featuring a yoga area, steam room, and sauna, along with an outdoor social lounge. A fully furnished guest suite and ample underground visitor parking are also available. The beautifully crafted kitchen features Italian Armony Cucine cabinets with under-cabinet lighting, along with full slab granite countertops and backsplash. The spa-like bathroom is finished with a marble countertop. The unit offers 9-foot ceilings and wide plank wood laminate flooring throughout. Floor-to-ceiling windows further enhance the open, airy feel of the space. This unit also comes with a titled heated underground parking stall and a designated storage locker for added convenience. This unit is exceptionally clean, smoke-free, and pet-free, making it ideal for those with allergies. Walk or bike everywhere. Safeway, Superstore, restaurants, the park, the public library, and even access to downtown and the Plus Fifteen walkway are just steps away. Additional amenities include fully secured bicycle storage and a car wash