## 1603, 310 12 Avenue SW
## Calgary, Alberta

### MLS # A2205744



# $344,000

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|---|---|---|---|
| **Division:** | Beltline | | |
| **Type:** | Residential/High Rise (5+ stories) | | |
| **Style:** | Apartment-Single Level Unit | | |
| **Size:** | 496 sq.ft. | **Age:** | 2018 (7 yrs old) |
| **Beds:** | 1 | **Baths:** | 1 |
| **Garage:** | Underground | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | - | | |

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|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Laminate | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 422 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Concrete, Metal Siding | **Zoning:** | CC-X |
| **Foundation:** | - | **Utilities:** | - |
| **Features:** | Elevator, No Animal Home, No Smoking Home, Storage | | |

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|---|---|
| **Inclusions:** | n/a |

Welcome to the pinnacle of urban sophistication! This contemporary one-bedroom condo in the sought-after Park Point building offers modern design, premium amenities, and a prime downtown location. Steps from trendy restaurants, nightlife, parks, and transit, this home blends style with convenience. The open-concept layout features sleek stone countertops, premium cabinetry, high-end appliances, and ample storage. Floor-to-ceiling windows fill the space with natural light, while modern laminate flooring and 9-foot ceilings enhance the airy ambiance. The spacious bedroom offers a tranquil retreat, complemented by a stylish three-piece bathroom. Enjoy the convenience of in-suite laundry, central A/C, and a private balcony with stunning city views. Park Point provides resort-style amenities, including a fitness centre, social lounges, a zen garden, bike storage, and concierge service. With Calgary&rsquo;s best dining, shopping, and entertainment just outside your door, this condo offers the ultimate downtown lifestyle.