



## 310 12 Avenue Calgary Alberta

\$374,900

This 20th-floor luxury suite at Park Point offers a superior, functional 1-bedroom layout with sunny, panoramic mountain views. With a titled underground parking stall, private storage locker, and quick occupancy available, it's a rare blend of efficiency and convenience. Perfect for executive rentals or student accommodation, the suite is easily cash flow positive and move-in ready with optional luxury furnishings and nearly new equipment, including 4K TVs, and a Bose sound bar. Positioned high in the building, it features uninterrupted views of the Rockies and Central Memorial Park, attracting premium tenants. Flooded with natural light, the suite offers modern amenities like central A/C, laminate floors, 9-foot ceilings, and a sleek kitchen with granite countertops, Italian cabinetry, and high-end stainless-steel appliances. Additional conveniences include an in-suite washer/dryer and ample storage. Residents enjoy top-tier amenities like concierge service, a fitness center, social lounges, steam rooms, guest suites, and secure bike storage. Move fast before this unit is returned to the rental market. Contact us today to schedule your viewing! (id:6769)

Kitchen 9.67 Ft x 9.17 Ft

Living room 11.92 Ft x 10.25 Ft

Dining room 6.00 Ft x 5.00 Ft

Other 7.50 Ft x 3.92 Ft

Primary Bedroom 10.25 Ft x 9.50 Ft

Other 6.00 Ft x 5.00 Ft

3pc Bathroom 10.00 Ft x 5.00 Ft

Laundry room 6.17 Ft x 3.50 Ft

Listing Presented By:



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(CENTRAL)**

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