



# 310 12 Avenue Calgary Alberta

\$780,000

This stunning corner, end unit is located on the 25th floor of the esteemed Park Point building in the vibrant Beltline community, presents an exceptional blend of modern sophistication and urban conveniences. Spanning 935 sq. ft with 9' ceilings, this residence boasts 2 bedrooms, office/den plus 2 full bathrooms, offering a spacious layout that maximizes comfort and functionality. As you step inside, you're greeted by an abundance of natural light flooding through large windows. The captivating vistas of downtown, Central Memorial Park and the majestic Rocky Mountains creates an inviting backdrop, perfect for unwinding or entertaining guests. Designed for the discerning chef, the open concept kitchen is a culinary delight, featuring granite countertops and backsplash, complemented by chic white cabinets and stainless steel appliances, including a gas cooktop. The expansive island doubles as a breakfast bar, while a dedicated coffee/beverage station adds a touch of luxury to your morning routine. Living and dining spaces both with large windows and southern views. The primary bedroom is a serene retreat, complete with a walk-through closet leading to a luxurious 6-piece ensuite, boasting a soaker tub, dual sinks, and a separate shower. A second bedroom offers a cozy retreat for guests with more outstanding city views plus ample storage space. An additional 4-piece guest bath with an oversized shower plus in-suite, full-size laundry and air conditioning, ensuring comfort year-round. Parking is a breeze with two titled parking stalls in the heated underground parkade, accompanied by two storage lockers for added convenience. The pet-friendly Park Point building offers an array of amenities, including a car/pet wash bay, fitness center, sauna and steam room, party room, and a tranquil courtyard garden with a BBQ station, providing the perfect setting for social gather...

Living room 12.17 Ft x 11.50 Ft

Kitchen 11.58 Ft x 9.25 Ft

Dining room 8.67 Ft x 6.75 Ft

Primary Bedroom 11.75 Ft x 9.92 Ft

Bedroom 10.50 Ft x 10.08 Ft

Den 8.67 Ft x 4.92 Ft

6pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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