



## 310 12 Avenue Calgary Alberta

\$558,888

**\*\*\*PRIME LOCATION, HIGH-END LUXURY BUILDING, STUNNING UNOBSTRUCTED PANORAMIC VIEW, 24/7 CONCIERGE/SECURITY, PETS AND LONG TERM RENTAL FRIENDLY, PRISTINE CONDITION, AC INCLUDED, IMMEDIATE POSSESSION\*\*\*** Welcome to the unparalleled luxury with this stunning 2-bedroom apartment on the 26th floor of the prestigious high-rise Park Point building, perfectly situated in the vibrant core of downtown. Embrace a lifestyle of CONVENIENCE and SOPHISTICATION in a residence that offers a long list of what you need within WALKING distance--whether it's work, shopping, top-tier schools, gourmet restaurants, lively bars, the Stampede grounds, grocery stores, scenic walking and biking paths, or lush parks. Only 6 YEARS OLD and meticulously maintained, this building features 24-HOUR CONCIERGE and SECURITY, ensuring peace of mind. With three high-speed elevators, a large BIKE ROOM, UNDERGROUND VISITOR AND RESIDENT PARKING and PACKAGE RECEPTION, convenience is at your fingertips. Enjoy a tranquil ZEN GARDEN within the building, and take advantage of the state-of-the-art GYM, SAUNA, RECREATION ROOM, and OUTDOOR BBQ facilities. Situated on the 26th floor, this apartment offers UNOBSTRUCTED PANORAMIC EAST-FACING views that flood the space with NATURAL LIGHT. Arguably one of the BEST 2 bedroom plans in this building, the OPEN-CONCEPT floor plan boasts a seamless flow between the living and dining areas, free from any pillars or obstructions. The HIGH-END kitchen features BUILT-IN STAINLESS STEEL appliances, a GAS cooktop, and ample STORAGE space. Fully separated bedrooms provide maximum privacy with large closets. The primary bedroom boasts an ENSUITE bath, while the secondary bedroom has DIRECT ACCESS to the other bathroom from WITHIN THE BEDROOM. Both bathrooms are beautifully finished to the highest standards. Condo fees cover heat, gas, water, sewer, and AC--only electricity and cable/inte...

3pc Bathroom 8.67 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 9.08 Ft

Bedroom 9.17 Ft x 17.17 Ft

Other 10.08 Ft x 12.67 Ft

Living room 10.42 Ft x 14.00 Ft

Primary Bedroom 15.58 Ft x 15.58 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca