



# 310 12 Avenue Calgary Alberta

\$1,295,000

This beautifully finished, LUXURY condominium is located on the 26th floor in the highly sought after 'PARK POINT' building, conveniently situated in the vibrant Beltline community. Directly overlooking the historic Central Memorial Park, and situated in the heart of Calgary's fast growing tech industry, #2608 offers an upscale urban lifestyle like no other! MAGNIFICENT CITY AND MOUNTAIN VIEWS to the south and west are appreciated from every room and from the two south and west facing balconies. The 9' high ceilings provide the opportunity for floor to ceiling windows that flood the open concept living space with sunshine. You will enjoy only top quality, distinctive finishes and details in this 3 BEDROOM, 3 BATHROOM condo, including 6" wide engineered oak hardwood floors, porcelain tile on the bathroom floors, Italian marble countertops in the bathrooms, granite countertops in the kitchen including full slab granite backsplash, Italian Armony Cucine cabinets, Hansgrohe plumbing fixtures, Kohler sinks, German made Liebherr Double Integrated fridge/freezer, AEG gas cooktop, natural gas BBQ hookup, and custom made motorized window shades. Brand new luxury, custom designed cabinetry from CALIFORNIA CLOSETS in the primary suite walk in closet provide an abundance of space for your organized wardrobe. Enjoy the nightly 'wow' experience from your entire living space as the sun sets over the beautiful Rocky Mountains. This unit comes with a large private storage room and 3 ADJACENT TITLED PARKING spots in the heated secure underground parkade. Other outstanding premium amenities that the residents of 'Park Point' enjoy are the fully equipped fitness area, yoga studio, sauna & steam rooms, an outdoor garden terrace, a large indoor/outdoor lounge/party space that can be used freely or booked for private functions, a guest suite, 24/7 concierge service, a car wash and a ...

- Kitchen 10.42 Ft x 8.33 Ft
- Living room 15.92 Ft x 15.00 Ft
- Laundry room 7.33 Ft x 4.58 Ft
- Bedroom 11.75 Ft x 9.92 Ft
- 2pc Bathroom 5.33 Ft x 4.83 Ft
- 5pc Bathroom 12.92 Ft x 9.00 Ft

- Dining room 12.00 Ft x 10.67 Ft
- Foyer 10.83 Ft x 3.75 Ft
- Primary Bedroom 13.58 Ft x 10.42 Ft
- Bedroom 9.67 Ft x 9.25 Ft
- 3pc Bathroom 12.00 Ft x 4.83 Ft
- Other 11.67 Ft x 5.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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