

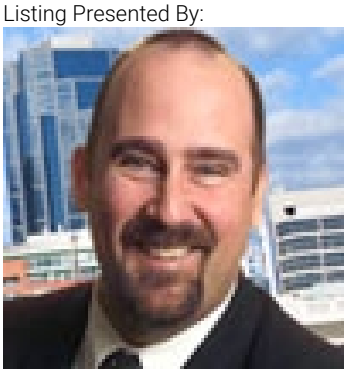
310 12 Avenue Calgary Alberta

$525,000

Outstanding southeast city and downtown views are showcased from this impressive 9th-floor residence in Park Point, offering 2 bedrooms, a den, and 2 full baths in one of Calgary's premier urban addresses. Thoughtfully designed for both everyday living and entertaining, the open-concept layout features spacious living and dining areas framed by floor-to-ceiling windows that flood the space with natural light. The stylish kitchen is beautifully appointed with granite countertops, a large island with eating bar, sleek white cabinetry, and a premium appliance package. A versatile flex space adjacent to the dining area provides the perfect setting for a home office or study nook. The primary retreat offers a walk-through closet leading to a luxurious 5-piece ensuite complete with dual vanities, a deep soaker tub, and separate glass shower. A second bedroom and full 3-piece bath provide comfortable accommodation for guests or family. Additional highlights include in-suite laundry, a spectacular wraparound balcony with panoramic views, TWO TITLED HEATED UNDERGROUND PARKING STALLS, and an assigned storage locker. Residents of Park Point enjoy an exceptional collection of resort-inspired amenities, including 24-hour concierge and security services, bike storage, a beautifully appointed residents' lounge and party room with kitchen and fireplace, guest suite, a fully equipped fitness centre with yoga studio, sauna, and steam room. The outdoor courtyard offers inviting spaces to relax and gather, featuring landscaped gardens, BBQ areas, and a firepit. Perfectly positioned in the Beltline, this sought-after location offers easy access to the Elbow River pathway system, tennis courts, Stampede Park, MNP Community & Sport Centre, vibrant 17th Avenue shopping and dining, public transit, and the downtown core, all within walking distance. (id:6769)

Foyer 11.75 Ft x 3.75 Ft
Kitchen 8.67 Ft x 17.42 Ft
Living room/Dining room 12.17 Ft x 21.75 Ft
Office 4.92 Ft x 7.17 Ft
Primary Bedroom 11.83 Ft x 10.75 Ft
Bedroom 10.00 Ft x 10.33 Ft
3pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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