\$675,000 - 2707, 310 12 Avenue Sw, Calgary

MLS® #A2196064

\$675,000

2 Bedroom, 2.00 Bathroom, 930 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

UNOBSTRUCTED CITY & MOUNTAIN VIEWS | 2 BEDROOMS + DEN | LUXURY LIVING | Welcome to Unit 2707 in the highly sought-after PARK POINTâ€"one of Calgary's premier luxury condo buildings in the heart of the Beltline. This 27th-floor, **CORNER UNIT residence offers** UNOBSTRUCTED SOUTHWEST VIEWS of the downtown skyline, Central Memorial Park, and the majestic Rocky Mountains. Step inside to 9-FT CEILINGS, wide plank Swiss flooring, FLOOR-TO-CEILING WINDOWS, and CENTRAL A/C for year-round comfort. The Italian-designed ARMONY CUCINE KITCHEN is a showpiece, featuring granite countertops and backsplash, a SLEEK Side by Side HIDDEN REFRIGERATOR, gas cooktop, convection oven, stylish dry bar, and thoughtfully designed cabinetry for a seamless, modern look. The oversized island is ideal for entertaining or everyday living. The bright and spacious PRIMARY SUITE offers a walk-through closet with CUSTOM BUILT-INS and a spa-inspired 5-piece ensuite with dual sinks, a deep soaker tub, and a separate glass shower. The second bedroom is perfect for guests or family, while the FLEXIBLE DEN makes an ideal home office or creative space. A sleek 4-piece bathroom and convenient in-suite laundry complete the layout. Step out onto your LARGE SOUTHWEST-FACING BALCONYâ€"perfect for morning coffee or sunset cocktails. This home includes 1 TITLED UNDERGROUND PARKING STALL and a







SECURE STORAGE LOCKER. Park Point offers an impressive list of amenities: 24-HOUR CONCIERGE/SECURITY, fully equipped FITNESS CENTRE, yoga studio, infrared sauna, steam room, Zen terrace, BBQ lounge, guest suites, bike storage, a dedicated car/pet/bike wash station, and PET-FRIENDLY. There is also plenty of INDOOR VISITOR PARKING. Perfectly situated across from CENTRAL MEMORIAL PARK, this unbeatable location places you in the heart of Calgary's vibrant Beltlineâ€"just steps to 17TH AVENUE, the ELBOW RIVER PATHWAYS, and the DOWNTOWN CORE. Walk to the city's BEST DINING, BOUTIQUE SHOPPING, and cultural landmarks. NEARBY LRT STATION only a 6-minute walk away. PARK POINT offers the ultimate in WALKABLE INNER-CITY LIVING.

Built in 2018

Essential Information

MLS® # A2196064 Price \$675,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 930

Acres 0.00

Year Built 2018

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 2707, 310 12 Avenue Sw

Subdivision Beltline City Calgary

County Calgary
Province Alberta
Postal Code T2R 0H2

Amenities

Amenities Elevator(s), Fitness Center, Parking, Visitor Parking, Party Room,

Recreation Facilities, Recreation Room

Parking Spaces 1

Parking Heated Garage, Titled, Underground, Covered

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters,

Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Built-in

Features

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings, Freezer, Garburator

Heating Fan Coil
Cooling Central Air

of Stories 34

Exterior

Exterior Features Balcony

Construction Concrete, Metal Siding

Additional Information

Date Listed April 11th, 2025

Days on Market 19

Zoning CC-X

Listing Details

Listing Office RE/MAX First

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