

# \$379,000 - 1202, 310 12 Avenue Sw, Calgary

MLS® #A2206498

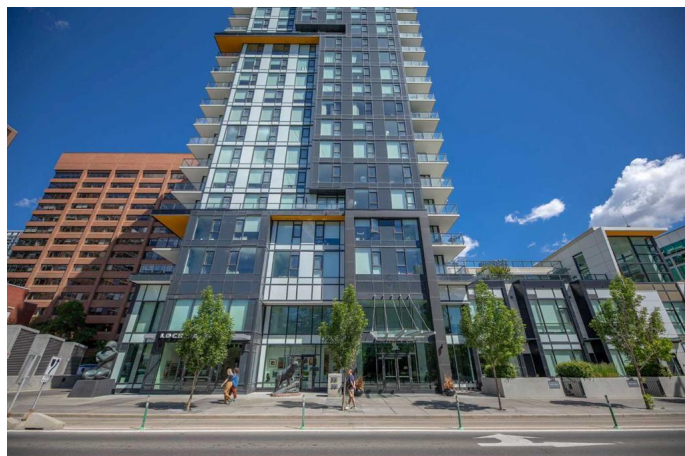
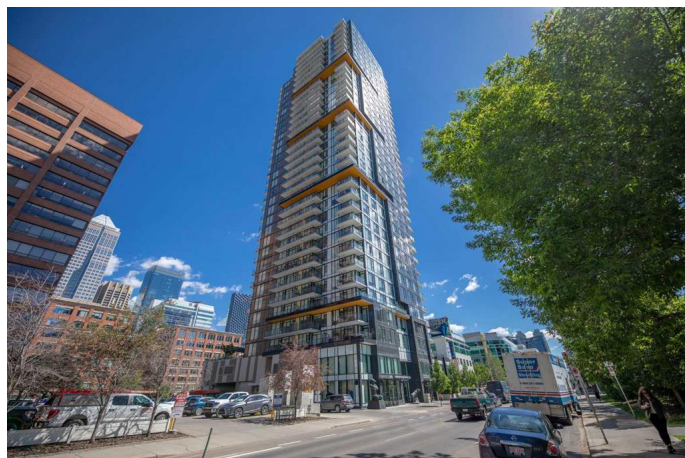
**\$379,000**

1 Bedroom, 1.00 Bathroom, 559 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\*GAS+HEAT+AC+WATER ALL INCLUDED IN CONDO FEE\*\*\*UNDERGROUD TITLED PARKING + ASSIGNED STORAGE\*\*\*WEST WINDOWS WITH VIEW\*\*\*OPEN CONCEPT + PRIVATE BEDROOM + HUGE IN-SUITE STORAGE/PET ROOM\*\*\*CONCIERGE + 24/7 SECURITY + GYM + SAUNA + YOGA ROOM + REC ROOM WITH BBQ + ZEN GARDEN + CAR WASH BAY + BIKE ROOM\*\*\* Nestled in the heart of Calgary's vibrant downtown, this luxurious residence at Park Point places you at the center of it all with shops, top-tier amenities, transit options, business hubs, schools, and grocery stores just a leisurely stroll away. As one of the newest and meticulously managed buildings in the city, every detail is designed for upscale urban living. Enjoy the convenience of a dedicated concierge who handles your packages and daily requests, while 24/7 security courtesy of cameras and guards ensures your peace of mind. When guests arrive, a spacious suite offers additional privacy, and an enormous bike room caters to your active lifestyle. The building's extensive amenities, including a gym, yoga room, sauna, and a standout rec room perfect for hosting gatherings, are perfectly complemented by a serene Zen garden that doubles as a retreat for both you and your pets. There is even a Car Wash bay for your car and pets! Inside the 560-square-foot unit, expansive west and north windows bathe the open kitchen, dining, and living areas in



natural light, framing unobstructed views of Central Memorial Park and the city skyline, while the private bedroom and generous storage spaces add to the appeal. With underground titled parking, additional storage, and utilities like gas, heat, water, and central AC included in the condo fee, this residence is a rare and enticing urban oasis that truly must be seen.

Built in 2018

### Essential Information

MLS® #	A2206498
Price	\$379,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	559
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1202, 310 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1B5

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Sauna, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Community Gardens
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Built-in Features, Chandelier, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Range Hood, Washer, Window Coverings
Heating	Central, Fan Coil
Cooling	Central Air
# of Stories	34

## Exterior

Exterior Features	Balcony, Courtyard, Garden, Storage
Construction	Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	7
Zoning	CC-X

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.