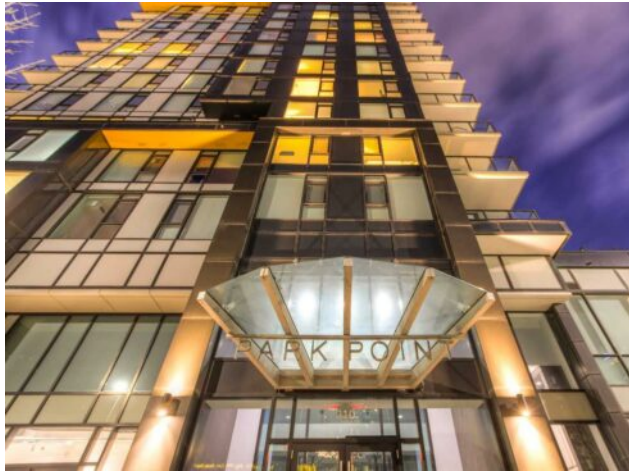


**2904, 310 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2186530**



**\$309,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	442 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Stone Counters		

**Inclusions:** TV with Wallmount

Elevate Your Lifestyle with This 29th-Floor Gem at Park Point. Discover the ultimate in modern downtown living with this stunning 1-bedroom, 1-bathroom condo in the sought-after Park Point building, right across from Central Memorial Park. Offering breathtaking city views that stretch for miles, this home is an urban sanctuary that combines sleek design with unmatched convenience. The open-concept design is both functional and elegant, featuring a sleek kitchen outfitted with premium cabinetry, stone counter tops, ample storage, and high-end appliances. The bright and airy living space flows effortlessly to your private patio where you can soak in the vibrant city views day and night. Inside, you'll find the perfect blend of comfort and functionality, with 9-foot ceilings, modern laminate flooring, central A/C, and stacked in-suite laundry. A dedicated storage locker provides added space, making organization effortless. Park Point redefines luxury with a suite of world-class amenities, including a fully equipped fitness centre, sophisticated social lounges, zen garden, guest suites for your visitors, secure bike storage, and the convenience of concierge service. Every element of this building is crafted to enhance your lifestyle, with bright, modern finishes that exude elegance and sophistication. This prime location offers unparalleled convenience, with a wealth of restaurants, vibrant nightlife, and shopping just steps away. Enjoy a short stroll to the bustling energy of 17th Avenue or the dynamic offerings of Calgary's downtown core. Whether you're looking for a vibrant downtown retreat or an incredible investment opportunity, this condo offers it all. Don't miss your chance to experience elevated urban living at its finest. Contact us today to schedule your private tour!