

**1605, 310 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2196692**



**\$550,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** N/A

Sky-High Sophistication in the Heart of the City. Perched on the 16th floor of the iconic Park Point building, this stunning 2-bed, 2-bath condo is where luxury meets lifestyle. With floor-to-ceiling windows and breathtaking downtown views, this space is bathed in natural light, creating an ambiance that's as vibrant as the city itself. The modern open-concept layout is designed for effortless living and entertaining. The sleek Armony Cucine kitchen boasts an abundance of cabinetry, gleaming granite countertops, a statement backsplash, and fully integrated upscale AEG and Liebherr kitchen appliance package, perfect for those who love to cook in style. The living room flows seamlessly into this chic space, making it the ultimate spot for hosting or unwinding. Both bedrooms are generously sized, with the primary retreat featuring a spa-like 3-piece ensuite with elegant tiling and marble topped floating vanity. A second full bath ensures guests or roommates have their own slice of luxury. In-suite laundry adds convenience to your daily routine. Beyond your front door, the building delivers top-tier amenities: 24-hour concierge/security, a state-of-the-art gym and yoga studio, an upscale residents' lounge, a luxe patio with a barbecue/firepit area, bike room, a car wash bay in addition to your underground parking stall and storage. And the location? Absolute perfection—just steps from the energy of both Stephen Ave and 17th Ave, where trendy shops, top-rated restaurants, and buzzing nightlife await. This is city living at its finest—elevated, stylish, and completely irresistible.