

# \$550,000 - 1605, 310 12 Avenue Sw, Calgary

MLS® #A2196692

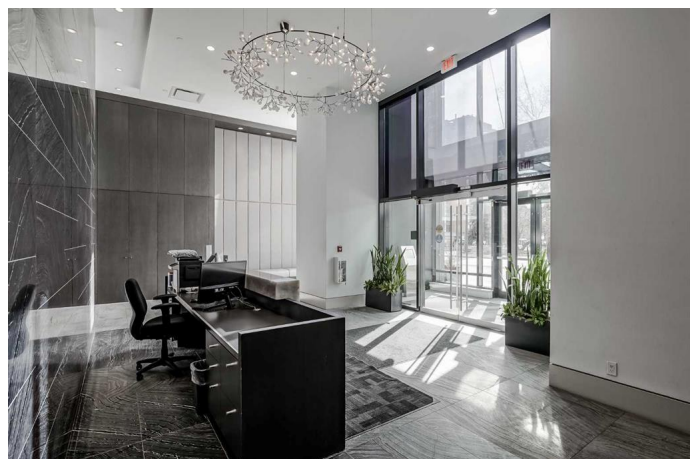
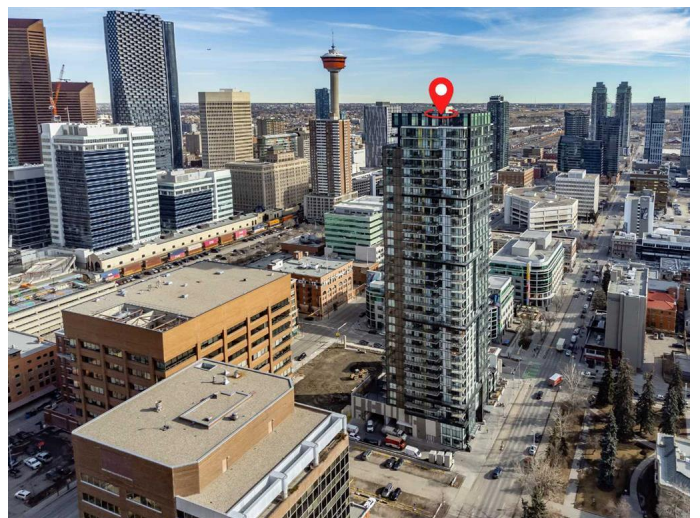
**\$550,000**

2 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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, with a 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.

Built in 2018

### Essential Information

MLS® #	A2196692
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1605, 310 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1B5

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	34

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Metal Siding

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	29
Zoning	CC-X

### **Listing Details**

Listing Office	eXp Realty
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