

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

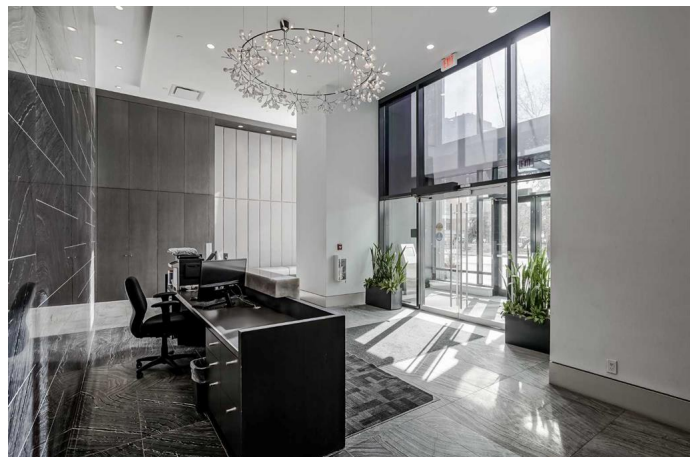
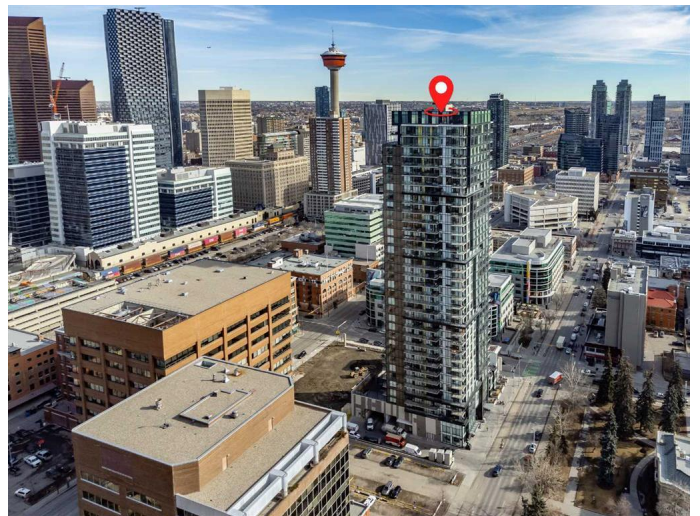
MLS® #A2196692

**\$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 | 31              |
| Zoning         | CC-X            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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