

# \$379,900 - 2506, 310 12 Avenue Sw, Calgary

MLS® #A2210185

**\$379,900**

1 Bedroom, 1.00 Bathroom, 625 sqft  
Residential on 0.00 Acres

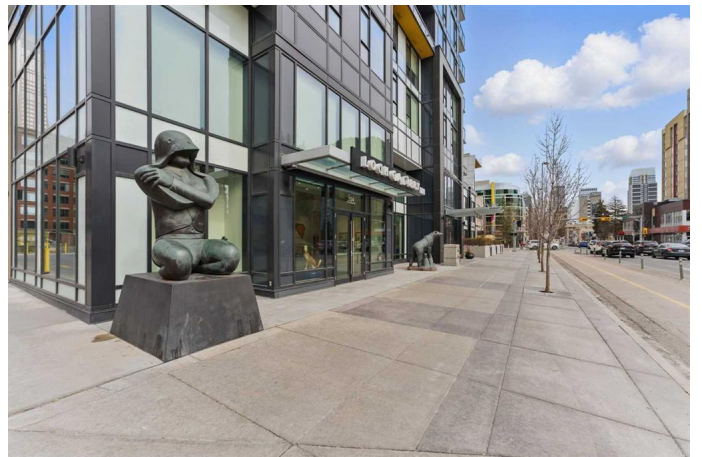
Beltline, Calgary, Alberta

DOWNTOWN LIVING AT ITS FINEST |  
MODERN LUXURY | EXCEPTIONAL  
BUILDING AMENITIES | GYM - SAUNA &  
MORE | BREATHTAKING VIEWS |

Introducing 2506 at Park Point! Offering spectacular views of Memorial Park and the vibrant downtown skyline. Located on the 25th floor, this unit provides a perfect balance of city living with impressive vistas, all from the comfort of your home. Enjoy 625 sqft of open-concept living space, flooded with natural light from expansive floor-to-ceiling windows.

The kitchen features sleek granite countertops, a stylish backsplash, and high-end European appliances, including a built-in refrigerator and dishwasher, creating a seamless, modern aesthetic. The bathroom has been thoughtfully designed with elegant tiled walls, a built-in vanity, and a glass-enclosed shower, offering a luxurious and contemporary experience.

This one-bedroom plus den unit maximizes its layout. The den is separated by sliding glass doors, allowing for a flexible living space. The doors can be tucked away to expand the bedroom area, providing even more versatility. Step outside onto the balcony that spans the entire unit's width, where you can enjoy panoramic views of the city.



Additional features include building air conditioning, in-suite laundry, a titled underground heated parking spot, visitor parking, and an assigned storage locker for your convenience. There is also a car wash and dog wash for unit owners/occupants!

Park Pointâ€™s amenities set it apart, including 24/7 concierge and security, a fully equipped fitness room, a yoga studio with an outdoor balcony overlooking downtown, and menâ€™s and womenâ€™s change rooms with access to a dry sauna and steam room. The gorgeous owner's lounge offers a private patio and BBQ area, perfect for entertaining friends and family.

Located in the heart of the vibrant Beltline district, you can access top restaurants, shopping, art galleries, and parks. This exceptional home offers the ultimate urban lifestyle â€“ schedule your showing today!

Built in 2018

### **Essential Information**

MLS® #	A2210185
Price	\$379,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	625
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address 2506, 310 12 Avenue Sw

Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1B5

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Community Gardens, Sauna
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Range, Microwave Hood Fan, Washer/Dryer Stacked
Heating	In Floor
Cooling	Central Air
# of Stories	31

### **Exterior**

Exterior Features	Balcony
Construction	Mixed

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	11
Zoning	CC-X

### **Listing Details**

Listing Office	TREC The Real Estate Company
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