

# \$516,900 - 2405, 310 12 Avenue Sw, Calgary

MLS® #A2255892

**\$516,900**

2 Bedroom, 2.00 Bathroom, 761 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Park Point, with floor-to-ceiling windows framing iconic east facing views of the Calgary Tower and the vibrant downtown skyline.

Inside, the open-concept design creates a seamless flow, perfect for both everyday living and entertaining. Host friends while preparing dinner on your gas cooktop, or unwind at the end of the day as the city lights illuminate the skyline. The modern kitchen features sleek cabinetry, granite countertops, built-in appliances, and thoughtful finishes that balance style with function.

Two spacious bedrooms are positioned on opposite sides of the unit, ensuring privacy and comfort. The primary suite is paired with a full bathroom. While the second bedroom includes a walk-through closet leading to a spa-inspired ensuite with a deep soaker tub.

Life at Park Point extends far beyond your suite. Residents enjoy access to a fully equipped fitness centre, yoga studio, sauna and steam room, social lounge, guest suite for visiting friends or family, Zen terrace, BBQs, firepit and a car wash station. Secure underground parking and a storage locker provide everyday convenience.

Outside your door, the Beltline awaits. Central Memorial Park is right across the street, with caf  s, boutiques, entertainment, and the



energy of 17th Avenue all just steps away. The Elbow River pathways and downtown core are within easy reach, making it effortless to balance work, leisure, and play.

Unit 2405 isnâ€™t just a home â€” itâ€™s a front-row seat to Calgaryâ€™s most vibrant urban lifestyle, with the Calgary Tower as your nightly backdrop.

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255892          |
| Price          | \$516,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 761               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2405, 310 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 1B5                |

**Amenities**

|                |                                                                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Bicycle Storage, Guest Suite, Sauna |
| Parking Spaces | 1                                                                                                                                                        |
| Parking        | Garage Door Opener, Gated, Heated Garage, Titled, Underground,                                                                                           |

|              |                |
|--------------|----------------|
|              | Covered, Guest |
| # of Garages | 1              |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Gas Stove                        |
| Heating           | Fan Coil, Central                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                       |
| # of Stories      | 34                                                                                                                                                |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Lighting      |
| Construction      | Concrete, Metal Siding |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 50                   |
| Zoning         | CC-X                 |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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