# \$619,900 - 304 12 Avenue Sw, Calgary

MLS® #A2189110

## \$619,900

2 Bedroom, 3.00 Bathroom, 1,228 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into a one-of-a-kind opportunity at Park Point with this concrete built commercial/residential zoned townhome of the complex featuring 1227 sqft, walk up street level. This unique offering is one of only eight units like this in the entire complex. This stunning unit offers the flexibility to combine both living and working areas to suit your needs. This multi-level townhome features 2 bedrooms and 2.5 bathrooms 2 titled parking spaces, storage and more. With street access on and a front patio that leads to an open concept main floor, you have plenty of space for entertaining and enjoying inner city life creating a fantastic floorplan that suits your lifestyle. The kitchen is well-appointed with ample counter space, making it ideal for both entertaining and unleashing your culinary talents. On the second floor, you'll discover two double primary suites, each with its own private en-suite bathroom on ensuite with double vanities, shower and bath and the other a 4-piece plus upper floor laundry in the hall. This home comes with the added convenience of two titled underground parking stalls and storage. Park Point offers a host of amenities, including a 24-hour concierge, the 2nd floor Zen terrace, a hospitality room with outdoor amenities and a fire pit, and a fully equipped fitness center, providing you with the best of both worlds, whether you're seeking a business space or a residential home. Centrally located in the heart of the Beltline, with easy access to downtown, 17th Ave, and







1st Street amenities, this property offers the perfect blend of convenience and space. Don't miss out on this one-of-a-kind opportunity.

#### Built in 2018

## **Essential Information**

MLS® # A2189110 Price \$619,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,228 Acres 0.00 Year Built 2018

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 304 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0H2

#### **Amenities**

Amenities Clubhouse, Elevator(s), Fitness Center, Guest Suite, Park, Party Room,

Picnic Area, Playground, Recreation Facilities, Roof Deck, Sauna,

Secured Parking, Storage, Trash, Visitor Parking

Parking Spaces 2

Parking Heated Garage, Parkade, Stall, Titled, Underground

# of Garages 2

#### Interior

Interior Features Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen

Island, Open Floorplan, Storage

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Microwave,

Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked,

Window Coverings

Heating Fan Coil, Natural Gas

Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Courtyard, Garden, Outdoor Grill

Lot Description See Remarks

Roof Rubber

Construction Concrete, Metal Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed January 21st, 2025

Days on Market 50

Zoning CC-X

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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