

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

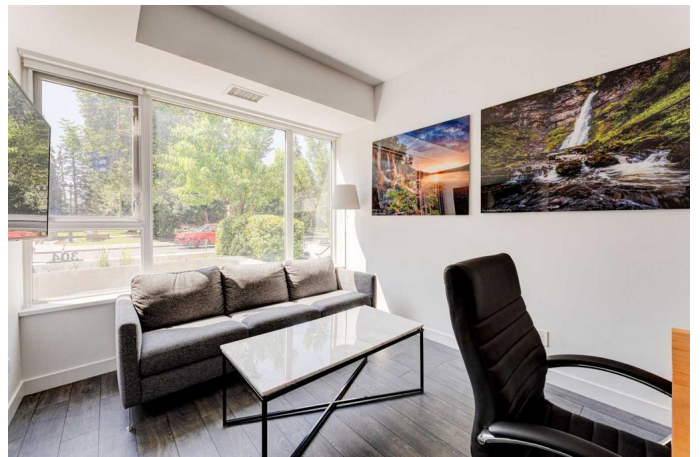
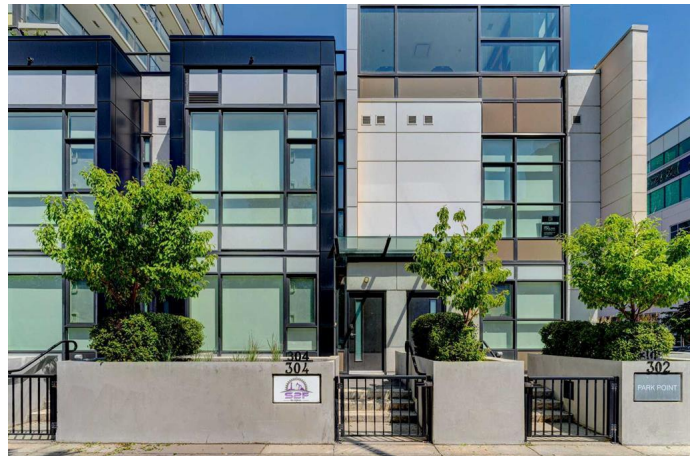
MLS® #A2189110

**\$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
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	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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