

\$619,900 - 302 12 Avenue Sw, Calgary

MLS® #A2189111

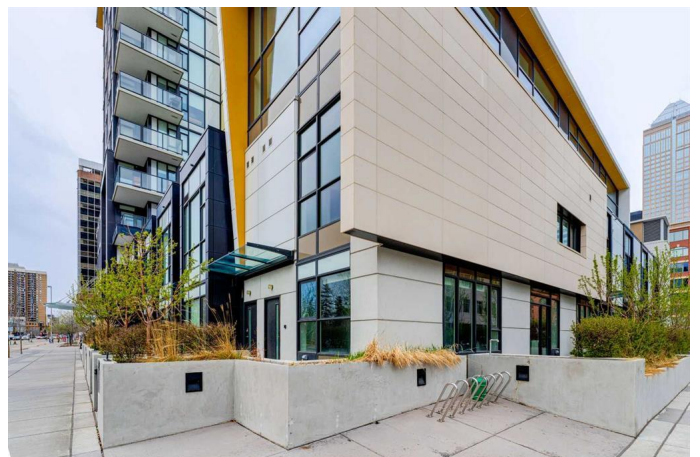
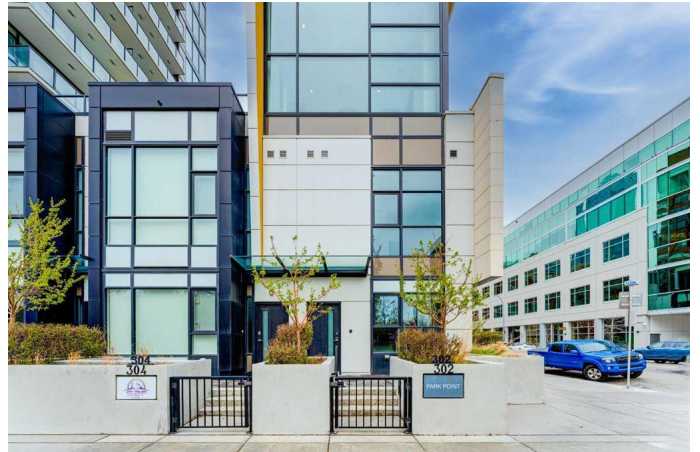
\$619,900

2 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into a one-of-a-kind opportunity at Park Point with the largest corner concrete built townhome of the complex featuring over 1250 sqft, soaked in light and also zoned live-work. 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. An additional 2nd side patio as well as a half bathroom, and access to the building's parking and amenities, complete this level. On the second floor, you'll discover two double primary suites, each with its own private en-suite bathroom and 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® #	A2189111
Price	\$619,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	302 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H2

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Sauna, Visitor Parking, Clubhouse, Guest Suite, Picnic Area, Playground, Park, Recreation Facilities, Roof Deck, Secured Parking, Storage, Trash
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Underground, Titled
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open
-------------------	---

	Floorplan, Storage, Elevator
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Oven-Built-In, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Fan Coil
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.
----------------	-------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.