

# \$299,800 - 3104, 310 12 Avenue Sw, Calgary

MLS® #A2242118

**\$299,800**

1 Bedroom, 1.00 Bathroom, 446 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

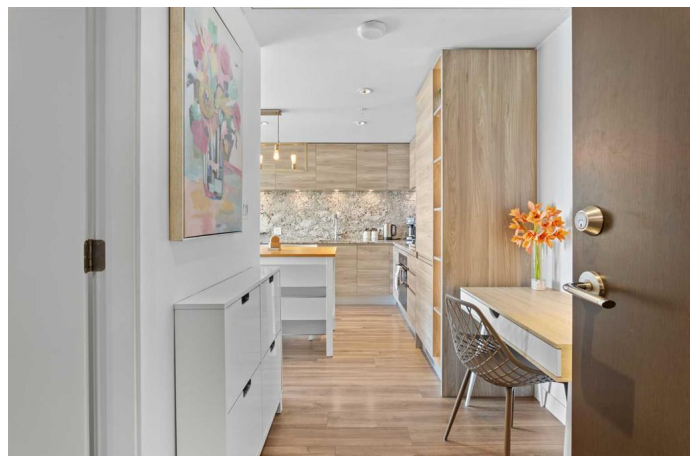
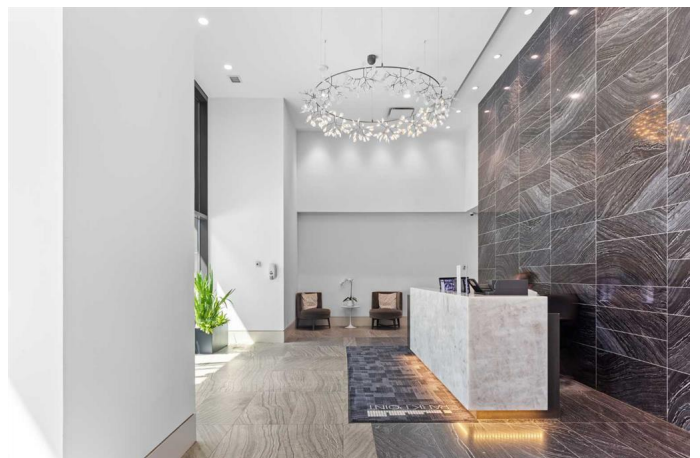
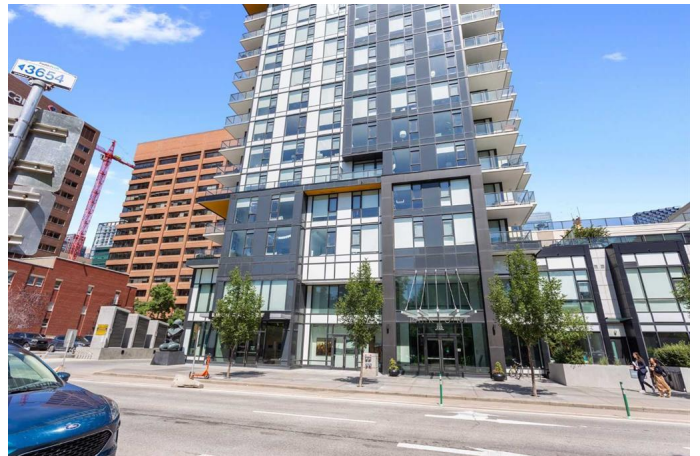
Experience elevated downtown living at Park Point â€” one of Calgaryâ€™s most prestigious high-rise residences, ideally located in the heart of the Beltline.

This immaculate, like-new one-bedroom condo offers stunning, unobstructed views of Central Memorial Park and the vibrant cityscape beyond. Flooded with natural light and designed with warm, modern tones, the home exudes a welcoming and stylish ambiance you'll love coming home to.

Enjoy year-round comfort with central air conditioning and floor-to-ceiling windows, complemented by resilient laminate flooring throughout. The sleek, open-concept kitchen is both functional and elegant, featuring built-in stainless steel appliances, granite countertops, and a full-height matching backsplash â€” perfect for both everyday living and entertaining.

Retreat to the spacious bedroom where you can wake up to beautiful skyline views, and unwind in the luxurious bathroom complete with a deep soaker tub, oversized vanity, and contemporary fixtures.

Perched on the 31st floor with desirable north exposure and soaring 8-foot ceilings, this unit offers breathtaking panoramic views and a peaceful escape above the city buzz. Park Pointâ€™s premium amenities include concierge service, fitness centre, sauna, and beautifully landscaped outdoor spaces, elevating your urban lifestyle.



Whether you're a first-time buyer, investor, or a professional seeking the convenience of walking to work, this is a rare opportunity to own in one of downtown Calgary's most sought-after developments.  
Don't miss out – book your private showing today!

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242118          |
| Price          | \$299,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 446               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3104, 310 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R0H2                 |

**Amenities**

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Recreation Room, Visitor Parking |
| Parking   | None                                                                                     |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, |
|-------------------|-------------------------------------------------------------------|

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
|              | Soaking Tub                                                       |
| Appliances   | Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating      | Fan Coil                                                          |
| Cooling      | Central Air                                                       |
| Fireplaces   | None                                                              |
| # of Stories | 34                                                                |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Storage                                |
| Roof              | Rubber                                          |
| Construction      | Composite Siding, Concrete, Glass, Metal Siding |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 7               |
| Zoning         | CC-X            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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