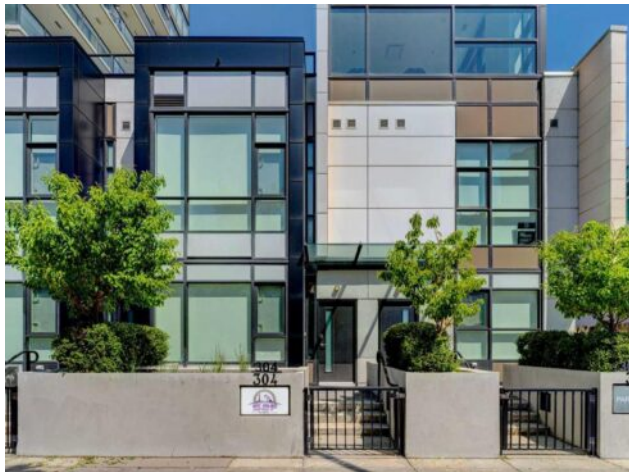


**304 12 Avenue SW
Calgary, Alberta**

MLS # A2269072



\$619,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,228 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 949
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Step into a one-of-a-kind opportunity at Park Point with this concrete built retail/office 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. If you are looking for retail walk-up or office space and tired of paying rent, this could be a fantastic option as there are other professional businesses in adjacent units, or if you just want quite neighbours this is a fantastic option. This 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.