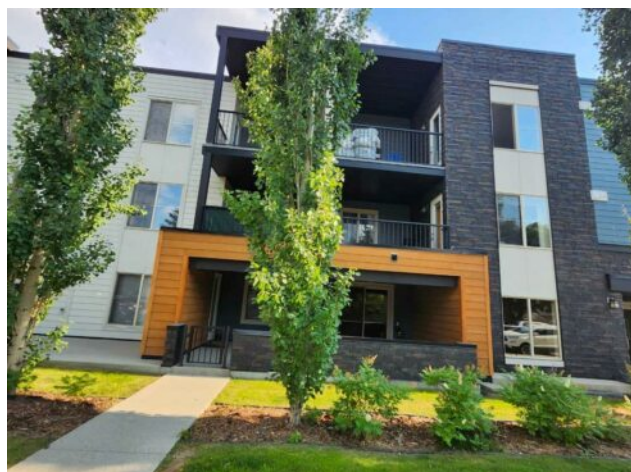


304, 2715 12 Avenue SE  
Calgary, Alberta

MLS # A2237549



# \$305,000

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit           |               |                   |
| <b>Size:</b>     | 774 sq.ft.                            | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, On Street, Underground |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                             | <b>Condo Fee:</b> | \$ 460 |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, No Animal Home      |                   |        |

**Inclusions:** N/A

Welcome to this gorgeous single-level apartment located in the sought-after Albert Park community. Offering 774 sq ft of thoughtfully designed living space, this 2-bedroom, 2-bathroom unit delivers comfort and modern living at its finest. Step inside to an open-concept layout featuring a bright living area that flows seamlessly into the dining space—perfect for entertaining or relaxing at home. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The contemporary kitchen is a dream for any cooking enthusiast, featuring modern appliances, plenty of cabinet space, and a convenient breakfast bar ideal for casual meals. Just off the kitchen, a private balcony provides the perfect spot to enjoy fresh air and scenic views. The primary bedroom serves as a peaceful retreat with its own 4-piece ensuite bathroom. The second bedroom is generously sized and flexible—great for guests, a home office, or a hobby space. A second full bathroom offers added convenience for residents and visitors alike. Enjoy your morning coffee or unwind in the evening on the private balcony, an ideal space for quiet moments or small gatherings. This unit also comes with an assigned parking space for your convenience. This apartment is close to parks, schools, shopping, and major transportation routes, making commuting and city access simple and efficient. Downtown Calgary is just a bike ride away!