



## 116, 2715 12 Avenue SE Calgary, Alberta

MLS # A2237667



\$299,900

Division: Albert Park/Radisson Heights Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 876 sq.ft. Age: 2014 (11 yrs old) **Beds:** Baths: Garage: Heated Garage, Titled, Underground Lot Size: Lot Feat:

**Heating:** Water: Baseboard Floors: Sewer: Carpet, Tile Roof: Condo Fee: \$510 **Basement:** LLD: Exterior: Zoning: Composite Siding, Stone, Wood Frame M-C1 Foundation: **Utilities:** 

Features: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: N/A

2 BED + DEN | 2 FULL BATHS | INNER-CITY LIVING | OPEN FLOORPLAN | GRANITE COUNTERS | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | PET-FRIENDLY (UP TO 15KG) Welcome to this well-laid-out corner unit offering peaceful views of the adjacent green space and park. Located on the ground floor, this home combines everyday comfort with a highly functional layout. The open-concept design features a spacious kitchen with ample counter space, a central island, and rich cabinetry that flows easily into the dining and living areas. Large windows fill the living room with natural light and offer a relaxing view of the park. A versatile flex space provides the perfect spot for a home office or study nook. The primary bedroom includes a walk-through closet and a private 4-piece ensuite, while the second bedroom sits near the main bathroom—ideal for guests or shared living. Step outside to your large, west-facing patio where you can enjoy sunny afternoons and the quiet, park-side setting. Additional conveniences include in-suite laundry and titled underground parking. All this in a great location close to downtown, transit, shopping, and everyday amenities. A fantastic opportunity not to be missed!