

**311, 2715 12 Avenue SE  
Calgary, Alberta**

**MLS # A2273198**

**\$267,900**



<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>	692 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, No Smoking Home, Pantry		
<b>Inclusions:</b>	N/A		

Welcome home to this bright and spacious 2-bedroom, 2-bathroom unit featuring an open-concept layout and a desirable third-floor location. With its sunny south exposure, the home is filled with an abundance of natural light throughout the day. The well-appointed kitchen offers granite countertops, a walk-in pantry, and ample workspace. The combined living and dining area provides a comfortable setting for everyday living and entertaining, with direct access to the sunny south-facing balcony. The primary bedroom includes a walk-through closet and a full ensuite with granite counters. The secondary bedroom is ideal for guests, a roommate, a home office, or a creative space. A full 4-piece bathroom and convenient in-suite laundry complete the floor plan. Beautiful upgraded vinyl plank flooring runs throughout the unit. This home also comes with a titled underground parking stall. Centrally located and adjacent to a playground, the property offers excellent proximity to schools, downtown, shopping, restaurants, and countless amenities—plus great access to major routes, making it easy to get anywhere in the city. Whether you're a first-time buyer or investor, this property offers exceptional value. A wonderful place to call home!