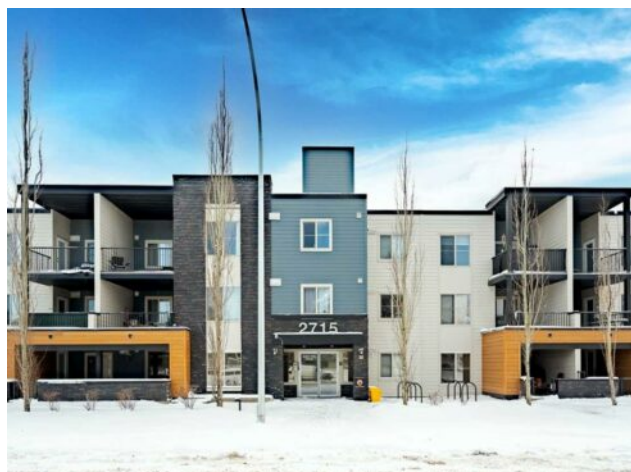


**311, 2715 12 Avenue SE
Calgary, Alberta**

MLS # A2273198



\$267,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: 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!