

# \$314,900 - 116, 2715 12 Avenue Se, Calgary

MLS® #A2237667

**\$314,900**

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this well-laid-out 2-bedroom, 2-bathroom 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.

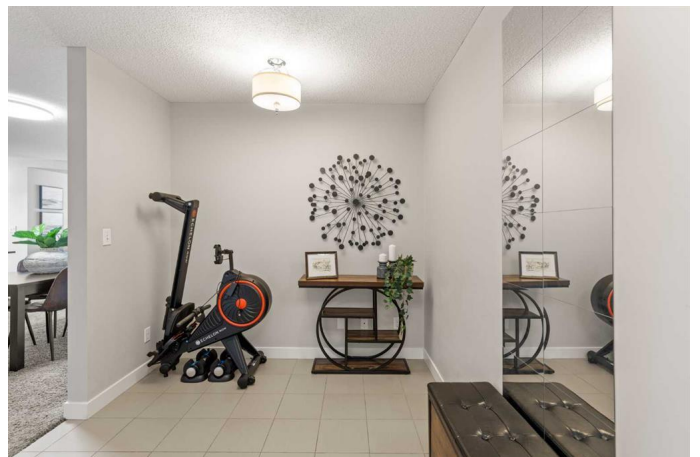
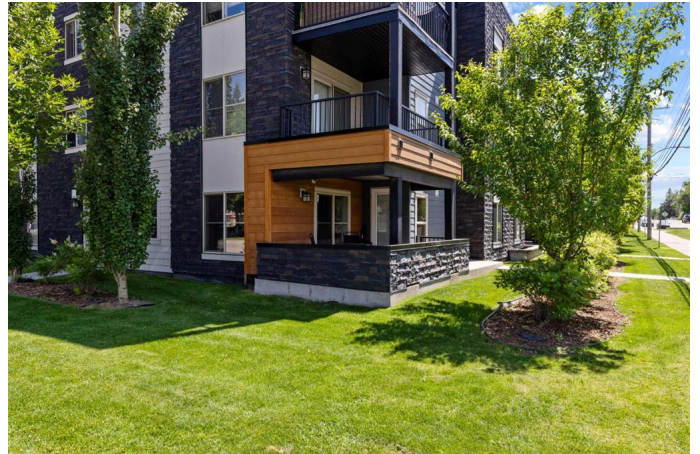
A versatile flex space provides the perfect spot for a home office or study nook. The primary bedroom includes a walk-through closet and a private 4-piece ensuite, while the second bedroom sits near the main bathroom—ideal for guests or shared living.

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!

Built in 2014

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2237667          |
| Price          | \$314,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 876               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 116, 2715 12 Avenue Se       |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 4X8                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Titled, Underground            |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Entrance                    |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 5              |
| Zoning         | M-C1           |

## **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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