

# \$299,900 - 116, 2715 12 Avenue Se, Calgary

MLS® #A2237667

**\$299,900**

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

2 BED + DEN | 2 FULL BATHS | INNER-CITY LIVING | OPEN FLOORPLAN | GRANITE COUNTERS | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING |

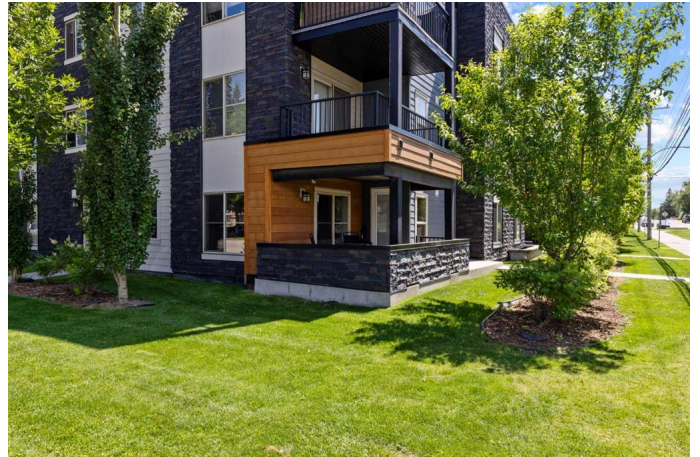
PET-FRIENDLY (UP TO 15KG) Welcome to this well-laid-out corner unit offering peaceful views of the adjacent green space and park. Located on the ground floor, this home combines everyday comfort with a highly functional layout.

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!



Built in 2014

## Essential Information

MLS® #	A2237667
Price	\$299,900
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
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Construction            Composite Siding, Stone, Wood Frame

**Additional Information**

Date Listed            July 8th, 2025  
Days on Market        63  
Zoning                 M-C1

**Listing Details**

Listing Office           RE/MAX First

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