

# \$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.

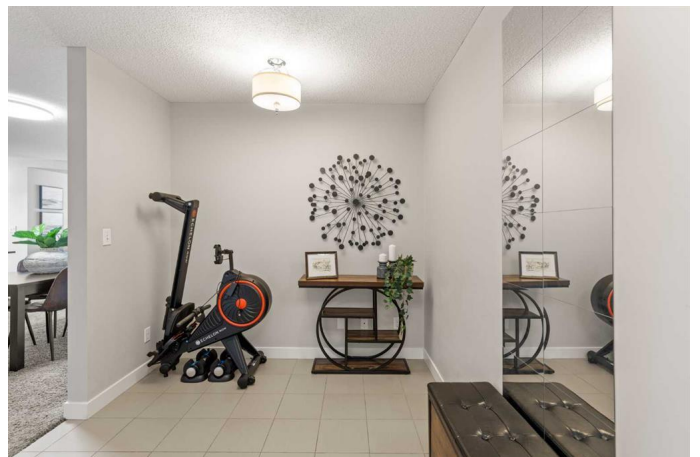
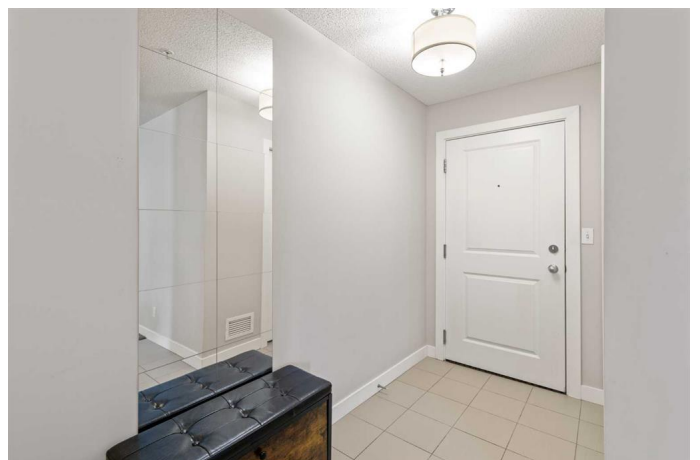
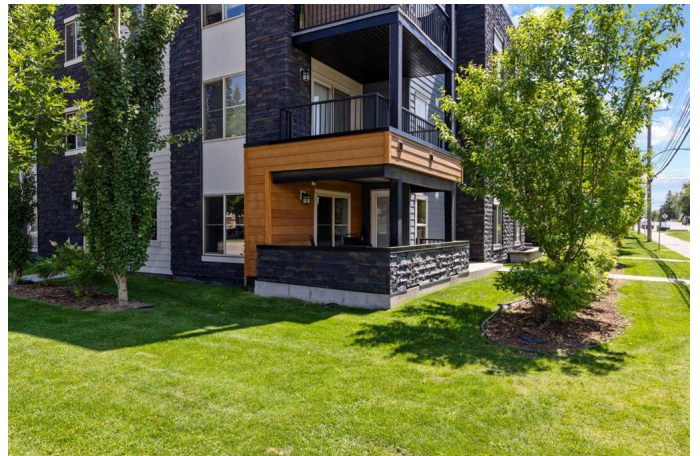
A versatile flex space provides the perfect spot for a home office or study nook. The primary bedroom includes a walk-through closet and a private 4-piece ensuite, while the second bedroom sits near the main bathroom—ideal for guests or shared living.

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	3
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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