

# **\$315,000 - 304, 2715 12 Avenue Se, Calgary**

MLS® #A2237549

**\$315,000**

2 Bedroom, 2.00 Bathroom, 774 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

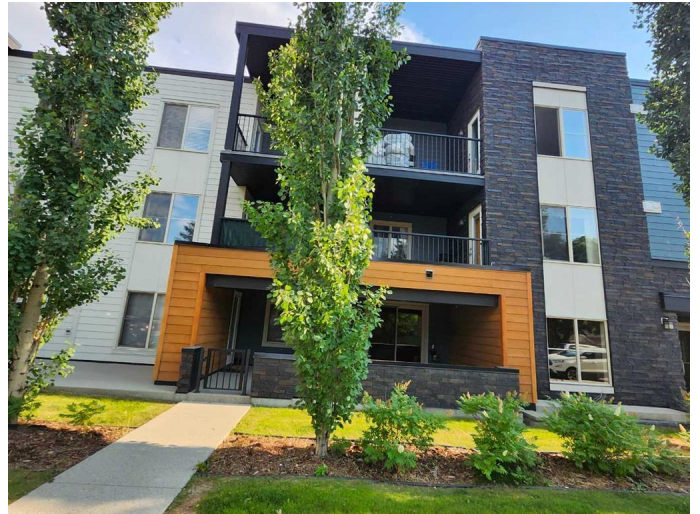
Welcome to this gorgeous single-level apartment located in the sought-after Albert Park community. Offering 774 sq ft of thoughtfully designed living space, this 2-bedroom, 2-bathroom unit delivers comfort and modern living at its finest.

Step inside to an open-concept layout featuring a bright living area that flows seamlessly into the dining space—perfect for entertaining or relaxing at home. Large windows flood the space with natural light, creating a warm and inviting atmosphere.

The contemporary kitchen is a dream for any cooking enthusiast, featuring modern appliances, plenty of cabinet space, and a convenient breakfast bar ideal for casual meals. Just off the kitchen, a private balcony provides the perfect spot to enjoy fresh air and scenic views.

The primary bedroom serves as a peaceful retreat with its own 4-piece ensuite bathroom. The second bedroom is generously sized and flexible—great for guests, a home office, or a hobby space. A second full bathroom offers added convenience for residents and visitors alike.

Enjoy your morning coffee or unwind in the evening on the private balcony, an ideal space for quiet moments or small gatherings. This unit also comes with an assigned parking



space for your convenience.

This apartment is close to parks, schools, shopping, and major transportation routes, making commuting and city access simple and efficient. Downtown Calgary is just a bike ride away!

Built in 2015

### **Essential Information**

MLS® #	A2237549
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	774
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 2715 12 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4X8

### **Amenities**

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Heated Garage, Underground, On Street
# of Garages	1

### **Interior**

Interior Features	No Animal Home, Elevator
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Concrete, Stone, Vinyl Siding

## Additional Information

Date Listed	July 6th, 2025
Days on Market	6
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.