

\$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 |

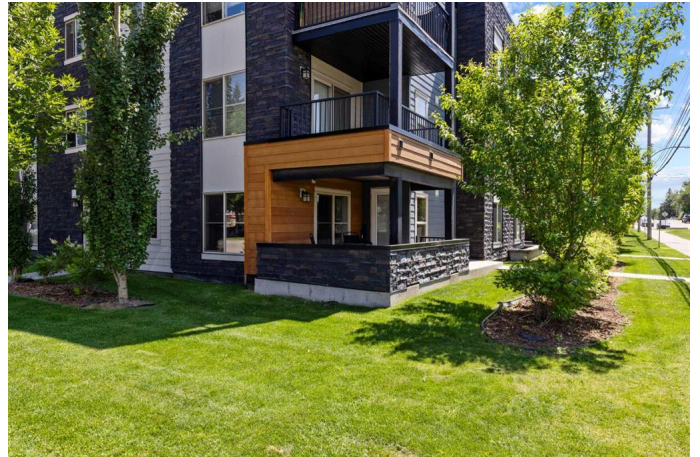
PET-FRIENDLY (UP TO 15KG) Welcome to this well-laid-out corner unit offering peaceful views of the adjacent green space and park. Located on the ground floor, this home combines everyday comfort with a highly functional layout.

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
-------------------	------------------

Construction Composite Siding, Stone, Wood Frame

Additional Information

Date Listed July 8th, 2025
Days on Market 44
Zoning M-C1

Listing Details

Listing Office RE/MAX First

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.