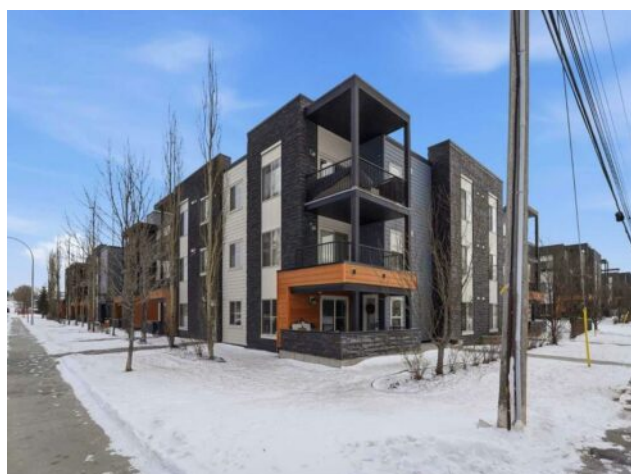


217, 2715 12 Avenue SE
Calgary, Alberta

MLS # A2276211



\$295,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Granite Counters, Open Floorplan		

Inclusions: None

Welcome to this beautifully maintained two bedroom, two bathroom corner unit located in the established community of Albert Park. Thoughtfully designed, this home features a bright and open layout along with air conditioning for year-round comfort. The kitchen overlooks the living and dining areas, creating an ideal space for everyday living and entertaining. Step outside to your west-facing balcony overlooking a small green space and park. The primary bedroom includes a private ensuite, while the second bedroom and full bathroom offer flexibility for guests, a home office, or shared living. Additional highlights include titled underground parking, providing security and convenience regardless of the season. Ideally situated with quick access to downtown Calgary, transit, parks, shopping, and major roadways, this condo is an excellent opportunity for first-time buyers, professionals, or investors seeking a well-located and low-maintenance lifestyle in a mature community.