

314, 2715 12 Avenue SE  
Calgary, Alberta

MLS # A2282719



**\$290,000**

**Division:** Albert Park/Radisson Heights

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 783 sq.ft. **Age:** 2015 (11 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Parkade, Underground

**Lot Size:** -

**Lot Feat:** -

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	NA		

VACANT & MOVE IN READY!!! !!!Top Floor 2-Bed, 2-Bath Condo with 2 Underground Parking Stalls &ndash; Prime SE Location! Welcome to Unit 314 at 2715 12 Avenue SE, a bright and well-maintained end unit offering 783 sq ft of functional living space in a highly convenient location. Situated on the top floor, this 2-bedroom, 2-bathroom condo features a north-facing balcony, perfect for enjoying morning coffee or evening relaxation with open sky views. The open-concept layout includes a spacious living and dining area, a well-equipped kitchen, and a thoughtful separation between the two bedrooms&mdash;ideal for privacy. The primary bedroom boasts a walk-through closet and full ensuite, while the second bedroom is perfect for guests, a roommate, or a home office. Additional highlights include: 2 titled underground parking stalls. Secured front entrance for added peace of mind. End unit with added privacy and extra natural light. In-suit laundry for your convenience. Enjoy the unbeatable location&mdash;just minutes to downtown, and close to schools, parks, shopping, and public transit. Whether you're a first-time buyer, investor, or looking to downsize, this unit offers exceptional value and comfort in a central, well-connected neighborhood. Pet friendly building up to 15kg Vacant!!! Immediate Possession!!!