

**314, 2715 12 Avenue SE**  
**Calgary, Alberta**
**MLS # A2256423**

**\$315,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	783 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<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		

**Inclusions:** n/a

**PRICE REDUCED!** Top Floor 2-Bed, 2-Bath Condo with 2 Underground Parking Stalls & 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—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-suite laundry for your convenience. Enjoy the unbeatable location—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.