

# **\$305,000 - 304, 2715 12 Avenue Se, Calgary**

---

MLS® #A2237549

**\$305,000**

2 Bedroom, 2.00 Bathroom, 774 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

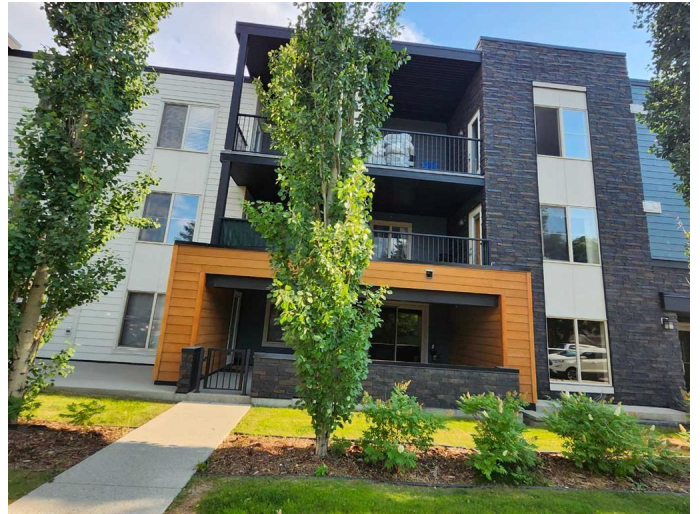
Welcome to this gorgeous single-level apartment located in the sought-after Albert Park community. Offering 774 sq ft of thoughtfully designed living space, this 2-bedroom, 2-bathroom unit delivers comfort and modern living at its finest.

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          | \$305,000         |
| 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 | 40             |
| Zoning         | M-C1           |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.