



**GRASSROOTS**  
REALTY GROUP

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116, 2715 12 Avenue SE  
Calgary, Alberta

MLS # A2237667



**\$299,900**

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

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!