



GRASSROOTS
REALTY GROUP

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314, 2715 12 Avenue SE
Calgary, Alberta

MLS # A2256423



\$295,000

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

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	See Remarks, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Granite Counters, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 485
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: n/a

PRICE REDUCED 35K !!!!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. Pet friendly building up to 15kg Vacant!!! Immediate Possession!!!