



113, 2715 12 Avenue SE
Calgary, Alberta

MLS # A2301560



\$278,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	758 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 441
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Click brochure link for more details** 2 BED + DEN | 2 FULL BATHS | INNER-CITY LOCATION | BACKING ONTO GREEN SPACE | MAIN FLOOR | SOUTH-FACING | TITLED UNDERGROUND PARKING | NEAR LRT STATION | PET-FRIENDLY (UP TO 15KG) Enjoy the best of inner-city living just minutes from downtown in this bright and spacious main floor townhouse. This 2 bedroom + den home offers an ideal blend of comfort and functionality, with excellent access to major roadways, shopping, everyday amenities, and is minutes away from the Franklin LRT Station— perfect for a convenient urban lifestyle. The open-concept layout features a well-appointed kitchen with granite countertops, black appliances, and a central island with breakfast bar seating, flowing seamlessly into the living and dining areas. South-facing exposure fills the home with abundant natural light throughout the day, while the spacious private patio with convenient backdoor access is perfect for relaxing or stepping out to the adjacent green space. The primary bedroom includes a walk-in closet and private ensuite, complemented by a second bedroom and an open den—ideal for a home office or study area. Additional highlights include in-suite laundry, titled underground parking, and pet-friendly living (up to 15 kg). The fresh paint and laminate flooring create a clean, move-in-ready space. A perfect opportunity for first-time buyers, professionals, or investors seeking a low-maintenance inner-city lifestyle. *Some photos are virtually staged.