



2815 12 Avenue SE
Calgary, Alberta

MLS # A2181334



\$449,999

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	883 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Garden Shed

Ideal for growing family needing more space, this house offers a versatile and spacious layout, with two generously-sized bedrooms upstairs and another two bedrooms downstairs, providing plenty of room for relaxation and privacy. The upstairs features a bright, open kitchen, a cozy wood burning fireplace in the living area, and access to a private balcony—ideal for enjoying outdoor moments. The lower level is bright and airy due to big windows and includes a second kitchen, fully equipped, adding convenience and flexibility. Each level has a 4 piece bathroom and each bedroom comes with a good amount of closet space. The house has a warm and cozy feel throughout, perfect for making it a comfortable home. The backyard offers unique outdoor potential, ideal for gardening or enjoying nature. With its thoughtful design, ample space, and inviting atmosphere, this is perfect for comfortable, functional living. Albert Park/Radisson is a family-friendly, tight-knit community, close to parks, including Stanley Park, the Calgary Zoo, and the Bow River pathway for outdoor activities, with excellent access to public transit and major roadways, including an easy commute to downtown via 17Ave, Memorial Drive or the Ctrain (Franklin Station nearby) or to Chestermere. Derrfot Trail offers quick access to the rest of the city and the airport. Barlow and Max Bell Centre are just a short drive away. Amenities: Nearby shopping, dining, and healthcare facilities, steps away from elementary and junior high schools with breath taking views of Calgary downtown.