

# \$300,000 - 314, 2715 12 Avenue Se, Calgary

MLS® #A2256423

**\$300,000**

2 Bedroom, 2.00 Bathroom, 783 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

PRICE REDUCED 30K !!!!Top Floor 2-Bed, 2-Bath Condo with 2 Underground Parking Stalls â€” 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 bedroomsâ€”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 locationâ€”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

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2256423          |
| Price          | \$300,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 783               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 314, 2715 12 Avenue Se       |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A4X8                       |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Playground, Visitor Parking |
| Parking Spaces | 2                           |
| Parking        | Parkade, Underground        |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, See Remarks, Vinyl Windows                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                         |
| Cooling           | None                                                                                                              |
| # of Stories      | 4                                                                                                                 |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, Courtyard, Playground |
| Construction      | See Remarks, Wood Frame        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 48                   |
| Zoning         | M-C1                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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