

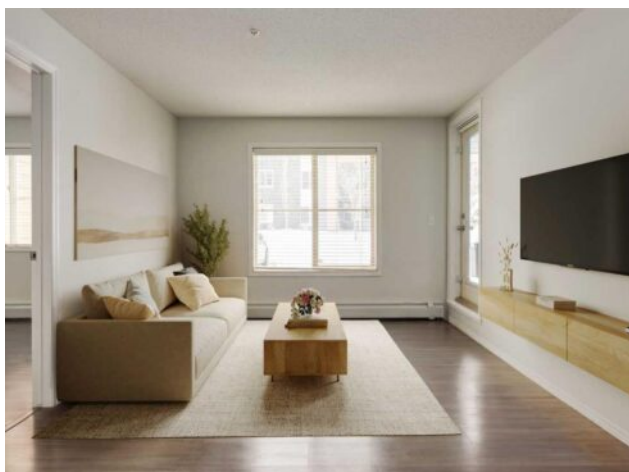


GRASSROOTS
REALTY GROUP

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113, 2715 12 Avenue SE
Calgary, Alberta

MLS # A2333746



\$259,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	758 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 441

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

MINUTES TO DOWNTOWN | FRANKLIN LRT ACCESS | 2 BED + DEN | 2 FULL BATHS | OPEN-CONCEPT | BACKING ONTO GREEN SPACE | STEPS TO PARK | IN- SUITE LAUNDRY | MOVE-IN READY | FRESH PAINT | TITLED UNDERGROUND PARKING | PET-FRIENDLY (15 KG) Enjoy the perfect blend of comfort, convenience, and outdoor living in this bright, move- in ready main-floor home. Backing onto peaceful green space with a park just steps away, the spacious patio is a true extension of your living space—perfect for relaxing with your morning coffee, entertaining friends, or unwinding at the end of the day. Direct backdoor access to the ground floor makes everyday living effortless, whether you’re taking your dog for a walk, heading to the park, bringing in groceries, or simply stepping outside to enjoy the fresh air. Inside, the thoughtfully designed open-concept layout is filled with natural light and offers a seamless flow between the living, dining, and kitchen areas. The well-appointed kitchen features granite countertops, a central island with breakfast bar seating, and a brand-new tile backsplash. The spacious primary bedroom features a walk-in closet and private 4-piece ensuite, while the second bedroom and dedicated den provide flexible space for guests, a home office, or study. Fresh paint, laminate flooring throughout, and an upgraded in-suite washer and dryer complete this move-in ready home. Located just minutes from Downtown & Franklin LRT Station, with quick access to Memorial Drive, Deerfoot Trail, and Barlow Trail, commuting is effortless. Walking distance from shopping, groceries, schools, and easy access to trendy neighbourhoods like Inglewood and Beltline, this unit offers the perfect balance of peaceful surroundings and inner-city convenience. Whether you’re a first-time buyer,

downsizer, investor, or pet owner, this home offers outstanding value in an unbeatable location. Don't miss out – call your favorite agent to book a showing before it's gone! *Some photos are virtually staged.