

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

MLS® #A2256423

\$300,000

2 Bedroom, 2.00 Bathroom, 783 sqft

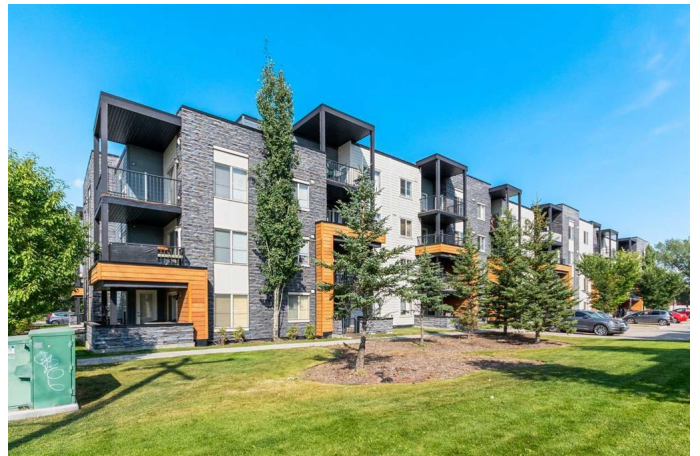
Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

PRICE REDUCED 30K !!!!Top Floor 2-Bed, 2-Bath Condo with 2 Underground Parking Stalls â€œ 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	59
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.