

# \$449,999 - 2815 12 Avenue Se, Calgary

MLS® #A2181334

**\$449,999**

4 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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.

Built in 1976

### **Essential Information**

MLS® #	A2181334
Price	\$449,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

### **Community Information**

Address	2815 12 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0G4

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Parking Pad

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Refrigerator, Washer/Dryer, Microwave, Range Hood, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Rectangular Lot, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Metal Siding, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 28th, 2024
Days on Market	142
Zoning	R-CG

**Listing Details**

Listing Office	One Percent Realty
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