# \$499,000 - 1, 2615 12 Avenue Se, Calgary

MLS® #A2192500

#### \$499,000

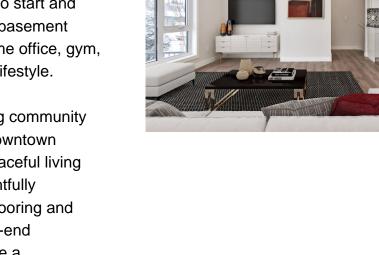
3 Bedroom, 4.00 Bathroom, 1,286 sqft Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Open House on Saturday, March 15th from 1pm-3pm. .Move-in ready, this stylish front-facing townhouse shines with a bright, refreshed feel. Built in 2019 and set in the dynamic Albert Park/Radisson Heights community, it offers modern living with thoughtful design. From the moment you walk in, you'll be greeted by a bright, open-concept main floor where natural light floods the space. The modern kitchen, complete with a chic island, is the perfect spot for morning coffee or entertaining guests. The spacious living area invites both relaxation and lively gatherings, with a seamless flow between indoor and outdoor spaces that makes hosting effortless.

Upstairs, two serene primary bedrooms await, each with a private en-suite that offers a spa-like retreatâ€"an ideal way to start and end your day. The fully finished basement provides flexible space for a home office, gym, or guest suite, adapting to your lifestyle.

Step outside to enjoy a charming community garden and stunning views of downtown Calgary, blending the best of peaceful living with urban convenience. Thoughtfully designed details, from elegant flooring and sleek quartz countertops to high-end stainless-steel appliances, create a contemporary yet inviting atmosphere.



This is more than just a home—it's a





place where your next chapter begins. Come see for yourself!

Built in 2019

## **Essential Information**

| MLS® #         | A2192500      |
|----------------|---------------|
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,286         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## **Community Information**

| Address     | 1, 2615 12 Avenue Se         |
|-------------|------------------------------|
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A0G1                       |
|             |                              |

#### Amenities

| Amenities      | None                   |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

| Interior Features | Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, Closet(s) | Walk-In   |
|-------------------|--|-----------|
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refri<br>Washer/Dryer    | igerator, |

| Heating      | Forced Air, Natural Gas |
|--------------|-------------------------|
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

#### Exterior

| Exterior Features | Other   |
|-------------------|---|
| Lot Description   | Cul-De-Sac, Front Yard, Garden, Low Maintenance Landscape |
| Roof              | Asphalt   |
| Construction      | Aluminum Siding, Stucco                                   |
| Foundation        | Poured Concrete   |

#### **Additional Information**

| Date Listed    | February 4th, 2025 |
|----------------|--------------------|
| Days on Market | 59                 |
| Zoning         | M-CG               |

#### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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