

**111, 2715 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2206563**



**\$269,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	692 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas, Radiant

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Brick, Stucco, Wood Frame, Wood Siding

**Foundation:** -

**Features:** Breakfast Bar, Elevator

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 373

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

A wonderful 2 bedroom, 2 bathroom condo offers the perfect combination of comfort & convenience! Featuring granite countertops in the kitchen & bathrooms, in suite laundry/storage, & a parking stall located just outside your patio door, a home designed for easy living. Located in a prime location, you'll be minutes from downtown, C-Train Station, Deerfoot Tr., Memorial Dr, & all amenities including shopping, schools, parks, restaurants, & public transportation. With low condo fees & an immediate possession option, this unit is ideal for those looking for a quick & seamless move. Whether you are a first-time buyer, investor, or downsizing, this is a fantastic opportunity you won't want to miss.