

# \$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 retreat—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
Type	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, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

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	55
Zoning	M-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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