



THE
A-TEAM

**RE/MAX
FIRST**

2617 12 Avenue, Calgary T2A 0G1

MLS®#: **A2165613** Area: **Albert Park/Radisson Heights** Listing Date: **09/13/24** List Price: **\$534,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar: **Finished Floor Area**
 Lot Shape: **Abv Sqft: 1,290**
Low Sqft:
Ttl Sqft: 1,290

DOM

6
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,Interior Lot,Landscaped**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Aluminum Siding ,Stucco**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Double Vanity,Granite Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 9`7"	Dining Room	Main	9`3" x 14`1"
Kitchen	Main	8`10" x 14`1"	4pc Ensuite bath	Upper	12`4" x 6`11"
Living Room	Main	13`11" x 13`5"	4pc Ensuite bath	Upper	4`11" x 9`6"
Bedroom	Upper	12`6" x 9`11"	Bedroom - Primary	Upper	12`0" x 12`4"
4pc Bathroom	Basement	9`6" x 5`0"	Bedroom	Basement	11`6" x 9`10"
Game Room	Basement	15`6" x 16`7"	Furnace/Utility Room	Basement	5`0" x 12`10"

Legal/Tax/Financial

Condo Fee:
\$209

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2011798**

Remarks

Pub Rmks: **Step into this stylish front-facing townhouse, built in 2019 and located in the lively Albert Park/Radisson Heights neighborhood. The open-concept main floor is bathed in natural light, showcasing the welcoming kitchen with its chic island—perfect for gatherings. Relax in the spacious living area, ideal for cozy evenings or lively get-togethers, and enjoy the seamless flow between indoor and outdoor spaces. Upstairs, two beautifully designed primary bedrooms offer peaceful retreats, each with its own modern en-suite bathroom for a touch of luxury. The versatile basement is ready for whatever you need—be it a home office, gym, or guest suite, offering flexibility to match your lifestyle. Outside, a charming community garden and stunning downtown Calgary views enrich your everyday experience, providing a serene escape and vibrant city backdrop. With elegant flooring, sleek quartz countertops, and stainless-steel appliances, every detail has been thoughtfully designed to create a contemporary and inviting atmosphere you'll be excited to call home.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





