

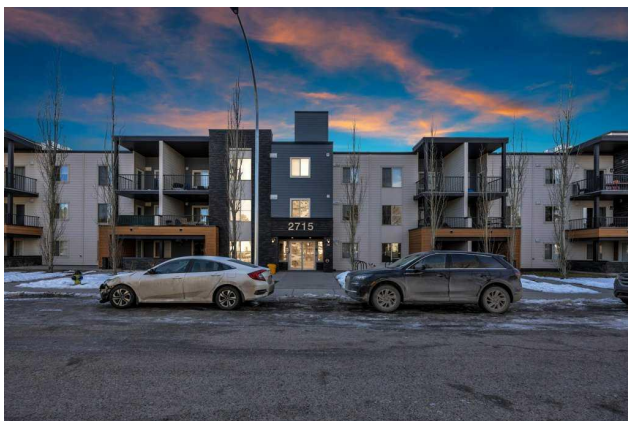


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2715 12 Avenue #405, Calgary T2A 4X8**

MLS®#: **A2183245**      Area: **Albert Park/Radisson Heights**      Listing Date: **12/13/24**      List Price: **\$310,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Secured,Titled,Underground**

Finished Floor Area

Abv Sqft: **691**  
 Low Sqft:  
 Ttl Sqft: **691**

DOM

**8**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Barbecue,Playground**

Construction: **Concrete,Stone,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Granite Counters,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>44`0" x 29`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>36`11" x 29`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>35`6" x 35`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>39`4" x 34`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>34`2" x 25`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>29`0" x 16`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>24`4" x 16`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>26`0" x 13`5"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$398

Fee Simple  
Fee Freq:  
Monthly

M-C1

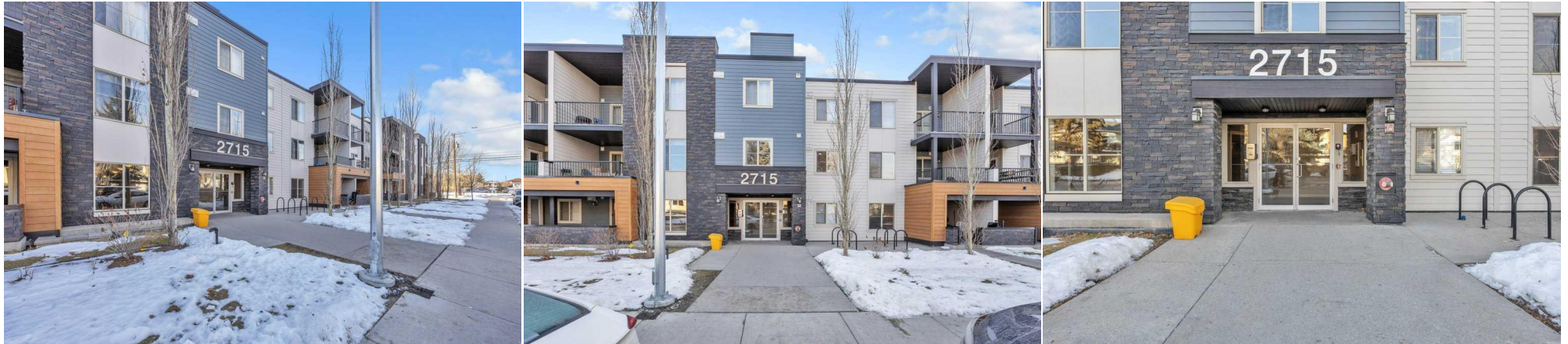
Legal Desc: 1510676

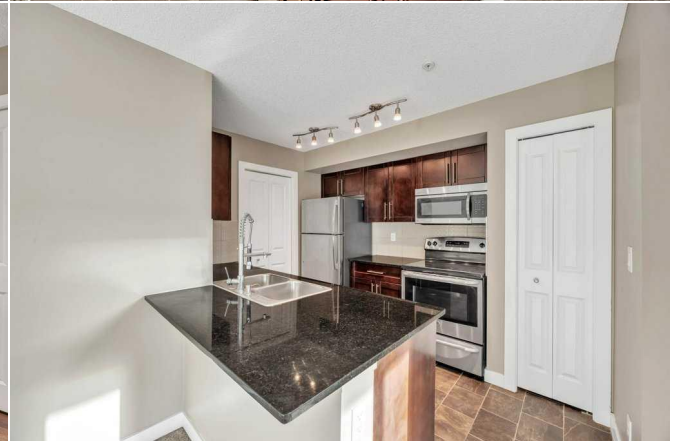
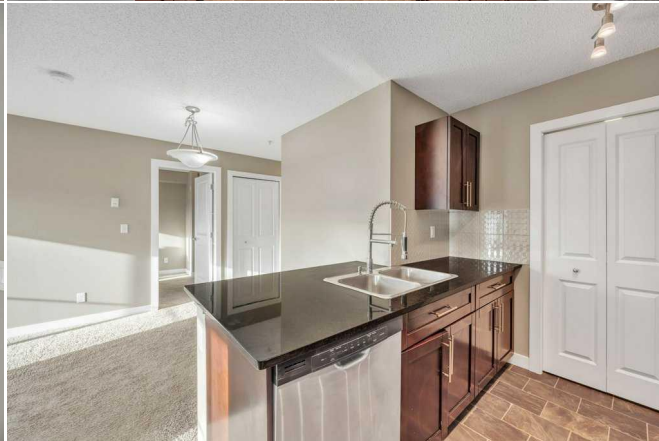
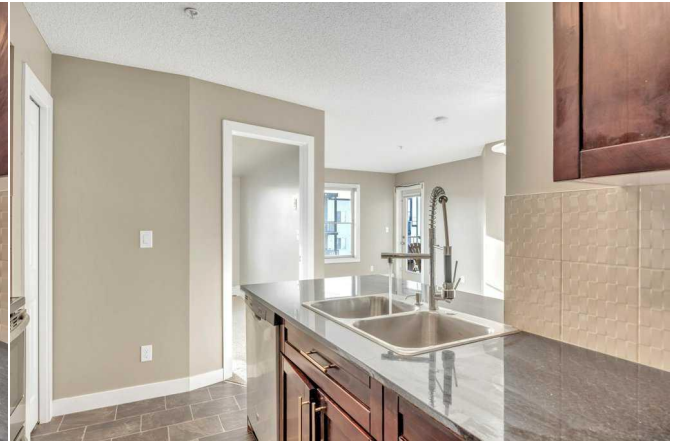
Remarks

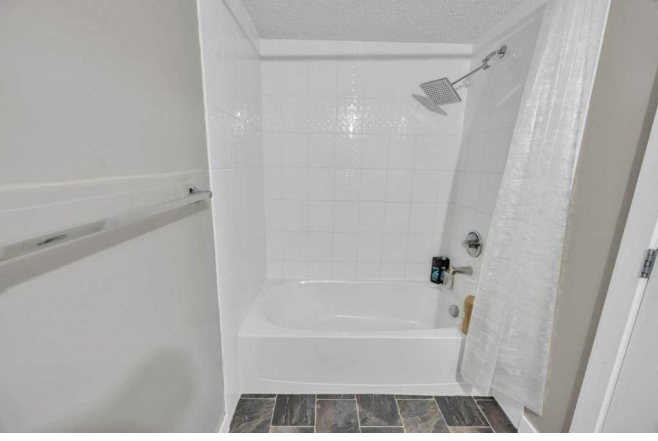
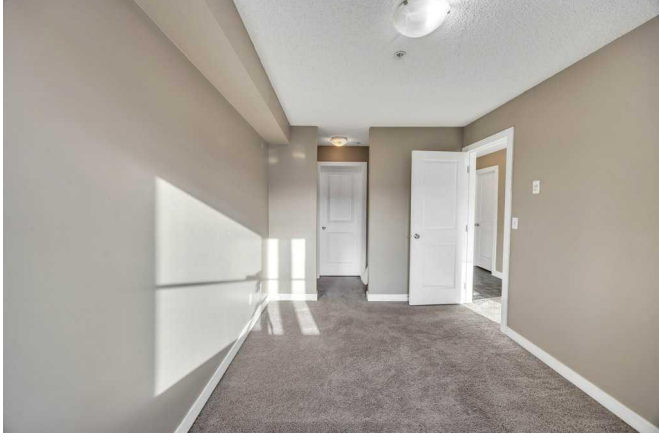
Pub Rmks: **Discover an incredible opportunity with this well-maintained, modern condo located in the sought-after Albert Park neighborhood. This property is more than just a home—it offers a lifestyle of convenience, comfort, and contemporary living. Situated just a short 5-10 minute drive from downtown Calgary and a quick walk to the Barlow Max Bell C-Train Station, this condo provides exceptional connectivity to every part of the city. A titled heated underground parking spot ensures added convenience and comfort throughout the year. Step inside to find a bright and spacious interior, designed to maximize natural light. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, making it an ideal space for relaxation and entertaining. Step out onto the private balcony to enjoy breathtaking views of the downtown skyline and distant mountains—a perfect spot to unwind outdoors. This thoughtfully designed condo includes two generously sized bedrooms and two full 4-piece bathrooms, ensuring privacy and comfort for all residents and guests. With in-suite laundry, this unit offers even greater convenience. Located on the fourth floor, it provides a peaceful retreat with no upstairs neighbors. Albert Park is a dynamic and rapidly growing community with excellent accessibility. Conveniently located near major routes such as Barlow Trail, Memorial Drive, and Deerfoot Trail, commuting is effortless. Bus stops and the nearby LRT station make navigating the city via public transit easy and stress-free. For those seeking proximity to downtown without the challenges of city-center living, this location is the perfect choice. Whether you're a first-time homebuyer or an investor looking to add a valuable property to your portfolio, this condo presents an excellent opportunity. Contact your favourite realtor today to schedule a private viewing and take the first step toward making this stunning property your new home**

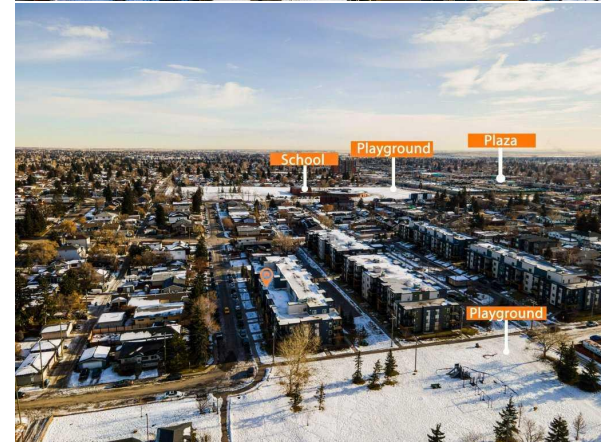
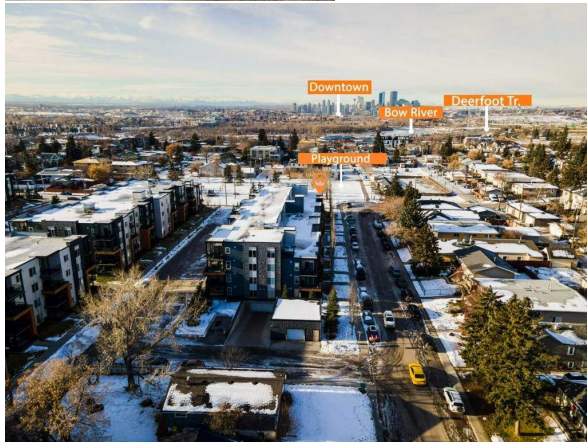
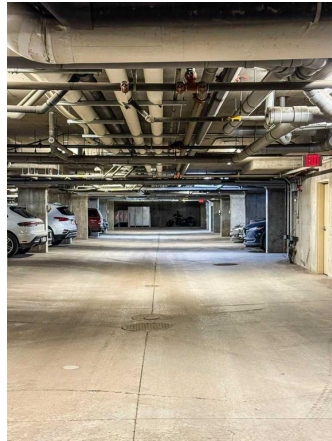
Inclusions: N/A  
Property Listed By: PREP Realty

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









**405-2715 12 Ave SE, Calgary, AB**

Main Floor Exterior Area 740.00 sq ft  
Interior Area 651.01 sq ft



0 2 4

PREPARED: 2024/12/15



While figures are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.