



THE
A-TEAM

**RE/MAX
FIRST**

2617 12 Avenue, Calgary T2A0G1

MLS®#: **A2186933** Area: **Albert Park/Radisson Heights** Listing Date: **01/10/25** List Price: **\$514,900**
 Status: **Pending** 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**

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

DOM

12
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt** Construction: **Aluminum Siding ,Stucco**
 Heating: **Forced Air,Natural Gas**
 Sewer: Flooring: **Carpet,Ceramic Tile,Laminate**
 Ext Feat: **Other** 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
4pc Ensuite bath	Second	0`0" x 0`0"	3pc Ensuite bath	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"
Living Room	Main	13`11" x 13`5"	Bedroom	Second	12`6" x 9`11"
Game Room	Basement	15`6" x 16`7"	Bedroom - Primary	Second	12`0" x 12`4"
Bedroom	Basement	11`6" x 9`10"	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: **Imagine Yourself Living Here Welcome to this stylish front-facing townhouse, built in 2019 and nestled in the vibrant Albert Park/Radisson Heights neighborhood. From the moment you step inside, you'll feel at home in the bright, open-concept main floor, where natural light pours in, highlighting the modern kitchen with its chic island—a perfect spot for morning coffee or hosting friends. Picture yourself unwinding in the spacious living area, designed for both cozy evenings and lively gatherings. The seamless transition between indoor and outdoor spaces makes entertaining a breeze. Upstairs, two serene primary bedrooms await, each with a private en-suite bathroom that feels like a personal spa. It's the perfect place to start and end your day in comfort and style. The fully finished basement offers endless possibilities—a home office, gym, or guest suite—tailored to your needs. Step outside, and you'll find a charming community garden and breathtaking downtown Calgary views, offering the best of both tranquility and city living. Every detail in this home has been thoughtfully curated, from the elegant flooring and sleek quartz countertops to the stainless-steel appliances, creating a contemporary yet warm space you'll love calling home. Your new life starts here—come see it for yourself!**

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





