

111, 2715 12 Avenue SE  
Calgary, Alberta

MLS # A2206563

**\$269,900**

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

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator		

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.