

\$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

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|----------------|--------------------|
| Date Listed | February 4th, 2025 |
| Days on Market | 64 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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