

\$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

| | |
|----------------|--------------------|
| Date Listed | February 4th, 2025 |
| Days on Market | 59 |
| Zoning | M-CG |

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.