

2617 12 Avenue SE  
Calgary, Alberta

MLS # A2165613



## \$534,900

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Garden, Low Maintenance Landscape, Interior Lot, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 209
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Step into this stylish front-facing townhouse, built in 2019 and located in the lively Albert Park/Radisson Heights neighborhood. The open-concept main floor is bathed in natural light, showcasing the welcoming kitchen with its chic island—perfect for gatherings. Relax in the spacious living area, ideal for cozy evenings or lively get-togethers, and enjoy the seamless flow between indoor and outdoor spaces. Upstairs, two beautifully designed primary bedrooms offer peaceful retreats, each with its own modern en-suite bathroom for a touch of luxury. The versatile basement is ready for whatever you need—be it a home office, gym, or guest suite, offering flexibility to match your lifestyle. Outside, a charming community garden and stunning downtown Calgary views enrich your everyday experience, providing a serene escape and vibrant city backdrop. With elegant flooring, sleek quartz countertops, and stainless-steel appliances, every detail has been thoughtfully designed to create a contemporary and inviting atmosphere you'll be excited to call home.