



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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116, 2715 12 Avenue SE
Calgary, Alberta

MLS # A2237667



\$314,900

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 510 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan | | |
| Inclusions: | N/A | | |

2 BED + DEN | 2 FULL BATHS | INNER-CITY LIVING | OPEN FLOORPLAN | GRANITE COUNTERS | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | PET-FRIENDLY (UP TO 15KG) Welcome to this well-laid-out corner unit offering peaceful views of the adjacent green space and park. Located on the ground floor, this home combines everyday comfort with a highly functional layout. The open-concept design features a spacious kitchen with ample counter space, a central island, and rich cabinetry that flows easily into the dining and living areas. Large windows fill the living room with natural light and offer a relaxing view of the park. A versatile flex space provides the perfect spot for a home office or study nook. The primary bedroom includes a walk-through closet and a private 4-piece ensuite, while the second bedroom sits near the main bathroom—ideal for guests or shared living. Step outside to your large, west-facing patio where you can enjoy sunny afternoons and the quiet, park-side setting. Additional conveniences include in-suite laundry and titled underground parking. All this in a great location close to downtown, transit, shopping, and everyday amenities. A fantastic opportunity not to be missed!