

# \$499,000 - 2617 12 Avenue Se, Calgary

MLS® #A2200414

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,290 sqft  
Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Open House on Sunday, March 16th 1pm - 3pm. Welcome to this beautifully designed front-facing townhouse, built in 2019 and perfectly situated in the lively Albert Park/Radisson Heights community. From the moment you walk through the door, you'll be greeted by a bright and airy open-concept main floor, where natural light floods in, highlighting the stylish modern kitchen. The sleek island serves as the perfect gathering spot—whether you're enjoying a quiet morning coffee or hosting friends for an evening get-together. The spacious living area offers both comfort and versatility, making it ideal for cozy nights in or lively entertaining.

Upstairs, you'll find two generous primary bedrooms, each complete with its own private en-suite, creating a spa-like retreat to unwind at the end of the day. The fully finished basement adds even more space to fit your lifestyle—whether you envision a home office, gym, media room, or guest suite, the possibilities are endless.

Step outside to take in the stunning downtown Calgary views and enjoy the community garden, a hidden gem that adds to the charm of this fantastic location. Thoughtfully designed with contemporary finishes, including elegant flooring, sleek quartz countertops, and stainless steel appliances, this home is both stylish and inviting.



Experience the perfect balance of urban convenience and residential comfortâ€™this could be the one youâ€™ve been waiting for!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2200414      |
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,290         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2617 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 Attached |
| # 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      | High Efficiency, 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    | March 7th, 2025 |
| Days on Market | 38              |
| Zoning         | M-CG            |

### **Listing Details**

Listing Office          Century 21 Bamber Realty LTD.

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