



# 2715 12 Avenue Calgary Alberta

\$310,000

Discover an incredible opportunity with this well-maintained, modern condo located in the sought-after Albert Park neighborhood. This property is more than just a home—it offers a lifestyle of convenience, comfort, and contemporary living. Situated just a short 5-10 minute drive from downtown Calgary and a quick walk to the Barlow Max Bell C-Train Station, this condo provides exceptional connectivity to every part of the city. A titled heated underground parking spot ensures added convenience and comfort throughout the year. Step inside to find a bright and spacious interior, designed to maximize natural light. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, making it an ideal space for relaxation and entertaining. Step out onto the private balcony to enjoy breathtaking views of the downtown skyline and distant mountains—a perfect spot to unwind outdoors. This thoughtfully designed condo includes two generously sized bedrooms and two full 4-piece bathrooms, ensuring privacy and comfort for all residents and guests. With in-suite laundry, this unit offers even greater convenience. Located on the fourth floor, it provides a peaceful retreat with no upstairs neighbors. Albert Park is a dynamic and rapidly growing community with excellent accessibility. Conveniently located near major routes such as Barlow Trail, Memorial Drive, and Deerfoot Trail, commuting is effortless. Bus stops and the nearby LRT station make navigating the city via public transit easy and stress-free. For those seeking proximity to downtown without the challenges of city-center living, this location is the perfect choice. Whether you're a first-time homebuyer or an investor looking to add a valuable property to your portfolio, this condo presents an excellent opportunity. Contact your favourite realtor today to schedule a private viewing and take the first step to...

Primary Bedroom 13.42 M x 8.83 M

Bedroom 11.25 M x 8.92 M

Living room 10.83 M x 10.75 M

Dining room 12.00 M x 10.58 M

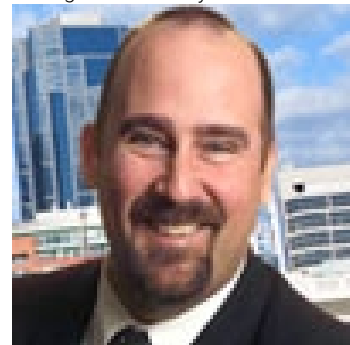
Kitchen 10.42 M x 7.83 M

4pc Bathroom 8.83 M x 4.92 M

4pc Bathroom 7.42 M x 4.92 M

Laundry room 7.92 M x 4.08 M

Listing Presented By:



Originally Listed by:  
PREP Realty

**RE/MAX Realty Professionals**

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