

# \$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	Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Front Yard, Garden, Low Maintenance Landscape, Cul-De-Sac
Roof	Asphalt
Construction	Aluminum Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	34
Zoning	M-CG

### **Listing Details**

Listing Office          Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.