

105, 2715 12 Avenue SE  
Calgary, Alberta

MLS # A2227270



**\$283,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 311
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

EXCEPTIONAL OPPORTUNITY TO OWN YOUR HOME BELOW \$300,000 IN CALGARY - This exceptionally finished 2-bedroom, 1-bathroom, main-floor unit is perfect for a family to make their own or for an investor to reap in excellent returns from the growth of Calgary and its population. Building is minutes walk to Franklin LRT Station, has easy access to Deerfoot Trail, minutes drive to the Calgary Zoo and Telus Spark and located close to downtown, a downtown lifestyle without downtown prices! Prime location close to schools and shopping centers. Stone countertops, and an open-concept layout. Surface parking stall next to the unit entrance. Book your private viewing or check out the virtual tour today!