



## 314, 2715 12 Avenue SE, Calgary, Alberta - \$330,000



Main Photo

### Property Description

Top Floor 2-Bed, 2-Bath Condo with 2 Underground Parking Stalls - Prime SE Location! Welcome to Unit 314 at 2715 12 Avenue SE, a bright and well-maintained end unit offering 783 sq ft of functional living space in a highly convenient location. Situated on the top floor, this 2-bedroom, 2-bathroom condo features a north-facing balcony, perfect for enjoying morning coffee or evening relaxation with open sky views. The open-concept layout includes a spacious living and dining area, a well-equipped kitchen, and a thoughtful separation between the two bedrooms—ideal for privacy. The primary bedroom boasts a walk-through closet and full ensuite, while the second bedroom is perfect for guests, a roommate, or a home office. Additional highlights include: 2 titled underground parking stalls. Secured front entrance for added peace of mind. End unit with added privacy and extra natural light. In-suite laundry for your convenience. Enjoy the unbeatable location—just minutes to downtown, and close to schools, parks, shopping, and public transit. Whether you're a first-time buyer, investor, or looking to downsize, this unit



offers exceptional value and comfort in a central, well-connected neighborhood.

**REALTOR Referral**

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