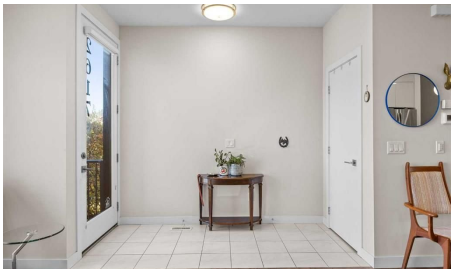
2617 12 Avenue SE

Calgary | Active | MLS® A2352029

$510,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2019**	**1,285.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to the perfect blend of inner-city convenience and comfortable living, where you don't have to sacrifice the home you want for the location you love! Just 5 minutes from downtown Calgary, tucked away in a growing community and situated directly across from a community garden, this beautifully finished two-storey townhouse offers an incredible combination of location, style and functionality, all with low condo fees. Step inside to a bright and inviting open-concept main floor, where natural light pours in and beautiful plank flooring flows throughout the thoughtfully designed living spaces. The modern kitchen features sleek cabinetry, quartz countertops, stainless steel appliances and a stylish tile backsplash. The spacious living room offers plenty of room for entertaining or cozy nights in, while the dining area comfortably accommodates a large table and features a built-in bench for additional seating. A two-piece bathroom completes the main level. Upstairs, you'll find two generously sized bedrooms, each offering its own beautifully finished private ensuite and walk-in closet, creating an ideal layout for guests, roommates or those who simply appreciate their own space. Upper-level laundry adds another layer of everyday convenience. The fully finished basement provides even more versatile living space, featuring a third bedroom, full bathroom and a welcoming family room complete with a beautiful stone accent wall. Whether you're hosting guests, enjoying movie nights or looking for a little extra room to spread out, this level offers plenty of flexibility. Outside, enjoy your own front patio, perfect for summer BBQs, morning coffee or relaxing after a long day. A single detached garage with alley access provides secure parking, additional storage and a welcome convenience during Calgary's winter months. Enjoy the best of both worlds with a thoughtfully designed home, a booming community and everything downtown Calgary has to offer just minutes away.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352029
Bedrooms	3
Bathrooms	4
Year Built	2019
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,285.31 sq. ft.
Main Level Finished Area:	636.22 sq. ft.
Upper Level Finished Area:	649.09 sq. ft.
Below Grade Finished Area:	629.34 sq. ft.
Condo Fee:	$230.00
Condo Fee Includes:	Insurance, Parking, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2019 (Age: 7)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	2011798
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Albert Park/Radisson Heights
Amenities:	Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Underground Sprinklers, Garage Shelving/Cabinets, TV Wall Mounts
Restrictions:	Airspace Restriction
Pets Allowed:	Restrictions
Main Floor	Dining Room · 14'1" × 8'5" ·
Main Floor	Kitchen · 14'1" × 9'8" ·
Main Floor	Living Room · 13'9" × 13'4" ·
Upper Level	Bedroom · 12'6" × 9'11" ·

Upper Level	Bedroom - Primary · 12'3" × 11'11" ·
Basement	Bedroom · 11'5" × 9'8" ·
Basement	Game Room · 16'7" × 15'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone E
Zoning:	M-CG
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2617-12-avenue-se-calgary-a2352029/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.