

\$450,000 - 3, 123 13 Avenue Ne, Calgary

MLS® #A2258861

\$450,000

3 Bedroom, 2.00 Bathroom, 886 sqft

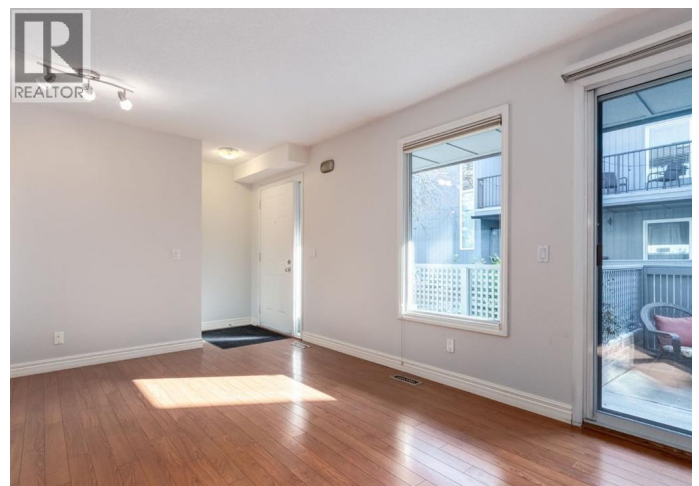
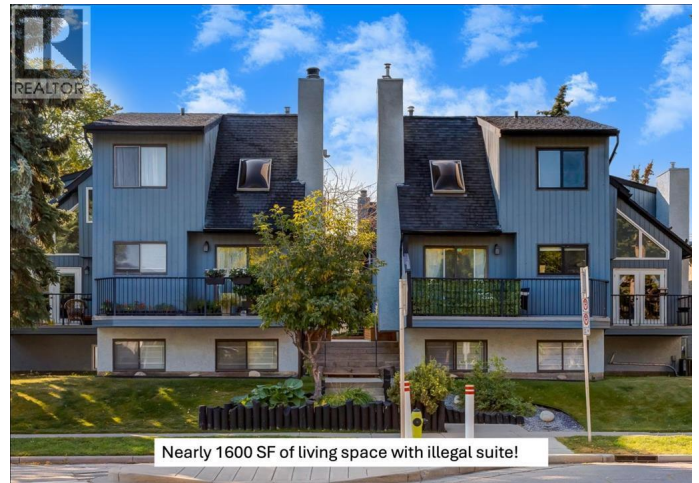
Single Family on 0.00 Acres

Crescent Heights, Calgary, Alberta

SPACIOUS townhouse in the heart of Crescent Heights offering nearly 1,600 square feet of living space over two levels designed with comfort and functionality in mind. Inside you'll find three generous bedrooms, two full bathrooms, and ample storage throughout. The living space on the main level has just been freshly repainted in neutral tones and boasts a welcoming living room with a cozy gas fireplace and patio doors that lead out to your private outdoor space overlooking a secluded courtyard with beautiful flower boxes. The kitchen offers a practical layout with a west-facing window above the sink, and an upgraded dishwasher. The bright lower level, filled with oversized windows, offers incredible versatility with an ILLEGAL SUITE that includes a kitchenette, expansive rec room, huge bedroom, and shared laundry. The furnace was replaced in 2021 and the exterior of the building was recently painted, providing added peace of mind. Perfectly located in a pet-friendly complex (with board approval), this home is within walking distance to Rotary Park, tennis courts, grocery stores, restaurants, shops, and even downtown making it ideal for both convenience and lifestyle. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish townhome! (id:6289)

Built in 1979

Essential Information



Listing #	A2258861
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Square Footage	886
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	3, 123 13 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E1B5

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Closet Organizers, No Smoking Home, Parking
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

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