

\$419,900 - 1, 123 13 Avenue Ne, Calgary

MLS® #A2263530

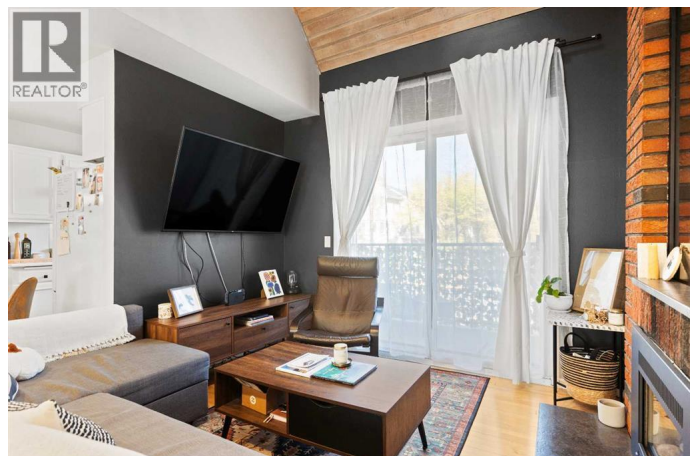
\$419,900

2 Bedroom, 2.00 Bathroom, 863 sqft

Single Family on 0.00 Acres

Crescent Heights, Calgary, Alberta

Stylish Inner-City Townhome in Crescent Heights | Vaulted Ceilings | Gas Fireplace | Live in Crescent Heights, one of Calgary's most desirable inner-city neighbourhoods, just minutes from downtown, the Bow River pathways, and an incredible variety of cafés, restaurants, and local amenities. This architecturally distinctive multi-level townhome is a rare find, with no shared walls in the primary living spaces and no neighbours above or below. Inside, you're greeted by soaring vaulted ceilings, natural light throughout, and a warm mid-century aesthetic with exposed brick, wood detailing, and a striking feature fireplace. The inviting living room opens onto a private balcony framed by mature trees—ideal for morning coffee or an evening glass of wine. The bright white kitchen offers a Bertazzoni gas range, ample cabinetry, and sightlines through the dining area for easy entertaining. Upstairs, the lofted office, complete with skylight, overlooks the living space below, creating a perfect work-from-home environment. The spacious primary bedroom enjoys large windows, vaulted ceilings, and easy access to the updated 4-piece bath. Downstairs, a fully finished lower level offers a large bedroom, generous storage, and laundry area. Additional highlights include assigned parking, modern lighting, and a well-managed, freshly painted complex with low condo fees and a peaceful courtyard setting. As a bonus, enjoy optional use of a garden bed with south sun



exposure. Experience the best of urban living with a quiet residential feel on a traffic-calmed street—just steps from Centre Street transit, Rotary Park, and schools, with quick access to downtown and major routes. (id:6289)

Built in 1979

Essential Information

Listing #	A2263530
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	863
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1, 123 13 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E1B5

Amenities

Amenities	Schools, Shopping
Features	Parking
Parking Spaces	1

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Hood Fan, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Capital Realty
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