



GRASSROOTS
REALTY GROUP

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3, 123 13 Avenue NE
Calgary, Alberta

MLS # A2281681



\$400,000

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

Inclusions: All Window Coverings (AS IS Condition), Basement Suite Items - Toaster Oven, Microwave, Fridge, Electric Cooktop

Quick possession is available on this SPACIOUS townhouse in the heart of Crescent Heights with illegal suite—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, the complex has a new roof, 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!