



GRASSROOTS
REALTY GROUP

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102, 110 12 Avenue NE
Calgary, Alberta

MLS # A2309742



\$269,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Dishwasher, Electric Stove, Refrigerator, Washer, Dryer

Open house 2:30-5pm on Sat. July 18. Located in the heart of sought-after Crescent Heights, this beautifully maintained 2-bedroom, 1.5-bath end-unit condo offers exceptional value, low condo fees, and unbeatable inner-city convenience. Filled with natural light, the open-concept layout features hardwood flooring, cozy in-floor heating, and a spacious living area anchored by a gas fireplace. The stylish kitchen showcases granite countertops, extended breakfast bar seating, and ample cabinetry—perfect for entertaining or everyday living. The primary bedroom is generously sized, complemented by a second bedroom ideal for guests, roommates, or a home office. Enjoy the comfort of central air conditioning, in-suite laundry, assigned parking, and a large private front porch with sunny south exposure. Situated just minutes from downtown, Centre Street amenities, shopping, restaurants, parks, transit, and schools, this home is ideal for first-time buyers, investors, or professionals seeking vibrant inner-city living. A rare opportunity in one of Calgary's most desirable communities!