



1, 129 12 Avenue NW
Calgary, Alberta

MLS # A2322646



\$599,900

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,371 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, In Garage Electric Vehicle Charging Station		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer, Window Coverings

The moment you step inside this home, the open floor plan with dark hardwood and a lot of natural light to make the main floor feel luxurious and effortless. The kitchen is the real anchor here—it’s practical but polished, with dark maple cabinets and quartz counters that lead right into a living area centered around a three-sided fireplace. It’s the kind of layout built for those long Friday nights where the cooking and the conversation happen in the same breath. Upstairs, the design shifts toward a quieter, more private layout. The primary bedroom feels like a genuine retreat, complete with a walk-in closet and a four-piece ensuite. Having two extra bedrooms on this level is a massive win for anyone balancing a home office or a growing family without feeling like everyone is on top of each other. The basement adds that necessary "breathing room" every city home needs, tucked away with a large family room, a fourth guest bedroom, 3 pc bath and a full laundry setup that keeps the mess out of sight. A detached single car garage adds security and storage. The outdoor space is just as thoughtful, featuring a front porch framed by professional landscaping that stays sharp thanks to a built-in sprinkler system. What makes this spot special, though, is how the owners actually live. You’re steps away from the Crescent Heights Lookout and the off-leash park for the best views in the city, alongside the local curling club, ice rink, and high school. The walkability is unbeatable—you can stroll over to Centre Street for dinner at Sorella, explore the local Asian grocery stores and restaurants, or just run a quick errand at Shoppers Drug Mart.