



GRASSROOTS
REALTY GROUP

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2, 133 12 Avenue NW
Calgary, Alberta

MLS # A2332408



\$599,900

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)

Inclusions: Remote garage door opener, alarm system built-in, all window coverings and all light fixtures.

In Crescent Heights, walk or bike to work! This townhouse with almost 2,000 sqft of total living space, in a self-managed fourplex, offers all the luxury you are looking for. Step into the foyer with a closet and take in the beautiful kitchen around the corner. It features GRANITE countertops, built-in and STAINLESS-STEEL appliances, a GAS stove, a corner pantry, backsplash and spotlights. HARDWOOD flooring gleams throughout the entire main level. The living area features a fireplace with windows on either side, along with additional windows on the west side. This level also includes a 2-pc bathroom. A back door leads to the private PATIO and the GARAGE. Upstairs are two large bedrooms. The primary has a walk-in closet and a 5-pc, spa-like ensuite bathroom with a double sink, a separate shower with jet sprays, and a Jacuzzi bathtub. The second bedroom also has its own 4-pc bathroom. A laundry area and a skylight complete the upstairs. The basement is professionally developed, with a 3-pc bathroom and 9ft ceilings. Use it as a 3rd bedroom, an office or a home theatre with built-in speakers. The 4 owners manage the fourplex themselves, keeping condo fees in check. It is very PET FRIENDLY. The location makes it easy to walk to downtown, the Bow River, its pathways, and Prince's Island Park. It's a stone's throw to Centre Street, and a minute's walk to the nearest bus stop. It is a two-minute drive to 16 Avenue NW, which gets you quickly out of the city and to the Rockies. Overall, a nicely finished and high-end townhouse, with a garage and in an amazing location.