



GRASSROOTS
REALTY GROUP

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1, 309 12 Avenue NE
Calgary, Alberta

MLS # A2337906



\$699,000

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,312 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 140
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Blinds, Security Cameras, Doorbell camera, digital thermostat, TV Wall mounts, Wall mounted shelves		

Welcome to a home designed for comfortable everyday living in the heart of Crescent Heights, where mature trees, walkable streets and a strong sense of community come together just minutes from downtown. With 1,311 sq ft above grade plus 583 sq ft of developed basement space, this thoughtfully designed 2-storey home offers bright, functional spaces for gathering, relaxing and growing. Great curb appeal and an inviting front patio welcome you home. Inside, the freshly painted interior is filled with natural light from large windows, while one-year-old luxury vinyl plank flooring flows through the main living spaces. The front living room is anchored by a corner gas fireplace, creating a comfortable gathering place, and surround sound speakers on every floor add to movie nights and entertaining. The open layout connects the living room with a spacious dining area and modern kitchen featuring stainless steel appliances, pantry storage, plenty of cabinetry and a large centre island with seating. A 2-piece bathroom completes the main level, while central air conditioning keeps the home comfortable throughout the summer. Upstairs are two impressively spacious bedrooms, each with its own private 4-piece ensuite and generous closet space. The primary retreat features a double vanity and beautiful tiled shower, while the second bedroom and ensuite provide a wonderful setup for children, guests or family members. Convenient upper-floor laundry completes this level. Downstairs, the bright developed basement offers even more room to enjoy. A comfortable recreation room is perfect for family movie nights or hosting friends, with a dry bar and beverage fridge nearby. An additional bedroom and bathroom add flexibility for guests, older children or a home office. Outside, enjoy the front patio surrounded by mature trees along with a single detached insulated garage. The

home is part of a small, self-managed condominium with condo fees of just \$140 per month. Additional updates include a hot water tank replaced in 2023, with the furnace cleaned and serviced that same year. Crescent Heights offers an incredible balance of inner-city convenience and neighbourhood living. Schools, parks and playgrounds are close by, making everyday family life easy, while nearby pathways provide plenty of opportunities to get outside. Walk to local coffee shops and restaurants, explore the community beneath its beautiful mature tree canopy, or head downtown in minutes. With the Bow River pathways and many of Calgary's favourite inner-city destinations nearby, this is a location that makes it easy to enjoy the city while still feeling at home in a welcoming residential community. Don't miss your chance to see it today.