



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

420 12 Avenue NW
Calgary, Alberta

MLS # A2340538



\$568,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,051 sq.ft.	Age:	1914 (112 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: none

Charming 2-bedroom character home located in the highly sought-after community of Crescent Heights, offering a wonderful blend of original character and thoughtful updates. The bright and open main floor features a spacious living room, beautiful hardwood flooring, and distinctive antique stained-glass details that add warmth and personality throughout the home. The large kitchen features vaulted ceilings and sliding glass doors that open onto a generous rear deck—perfect for relaxing or entertaining. A convenient half bath completes the main level. Upstairs, you’ll find two comfortable bedrooms, including a spacious primary bedroom with a vaulted ceiling. The original fir hardwood floors have been beautifully refinished, preserving the home’s character. The full bathroom features a charming antique clawfoot tub. The partially finished basement provides additional flexible space along with plenty of storage. Outside, the professionally landscaped front and back yards create an inviting setting, while the large deck and private backyard offer excellent outdoor entertainment. A single detached garage completes the property. Recent updates include newer windows, a newer furnace, and a newer roof. Ideally located close to downtown, shopping, restaurants, public transit, and all the amenities Crescent Heights has to offer, this character-filled home is a fantastic opportunity in one of Calgary’s most desirable inner-city communities.