



GRASSROOTS
REALTY GROUP

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1, 306 12 Avenue NE
Calgary, Alberta

MLS # A2350428



\$599,900

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Skylight(s), Stone Counters		

Inclusions: TV wall brackets

Inner-city living with space, style and convenience! Ideally located in Crescent Heights, this home is perfect for a young couple, professional, or anyone wanting to be close to the action. Well-maintained townhome offers 1,700 sq. ft. of finished living space with easy access to downtown, shops, restaurants or take a walk and head towards the ridge and enjoy the river views. The main floor offers a bright, open-concept layout with 9-foot ceilings, large windows and plenty of natural light. The kitchen features great storage space with full height upper cabinets, modern backsplash, white quartz counters and stainless-steel appliances plus reverse osmosis. The kitchen island has room for a few stools; perfect to hang out or have your morning coffee. Dining area can fit your table and makes entertaining easy with a dedicated spot for those dinners. Living room offers plenty of space for your big couch and a corner gas fireplace adds warmth with a stone facade and a great focal point to the room. Upstairs, you'll find two spacious bedrooms. The primary suite features a walk-in closet and a private ensuite with double sinks and a walk-in shower. The second bedroom is generously sized and easily accommodates a queen bed and additional furniture, with its own private four-piece bathroom. The fully finished lower level with 9ft ceilings adds valuable living space with a comfortable recreation room, third bedroom and another four-piece bathroom; perfect for guests, a home office, or a space to relax and unwind. Enjoy the sunny, south-facing front patio...ideal for morning coffee, summer barbecues and entertaining with friends. A private single detached garage provides secure parking and additional storage. Recent updates include newer carpet and professionally painted cabinetry throughout in a clean, modern white...plus it comes with a 2 yr

warranty (Mar 2028). Complex has been well managed with very reasonable condo fees plus it's pet friendly…what a huge bonus! A fantastic opportunity to enjoy the convenience of inner-city living while still having the space, privacy and functionality of a three-bedroom home. Don't miss your chance to move into Crescent Heights and take advantage of all the perks the neighbourhood has to offer.