

# \$439,900 - 2, 123 13 Avenue Ne, Calgary

MLS® #A2211230

**\$439,900**

3 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

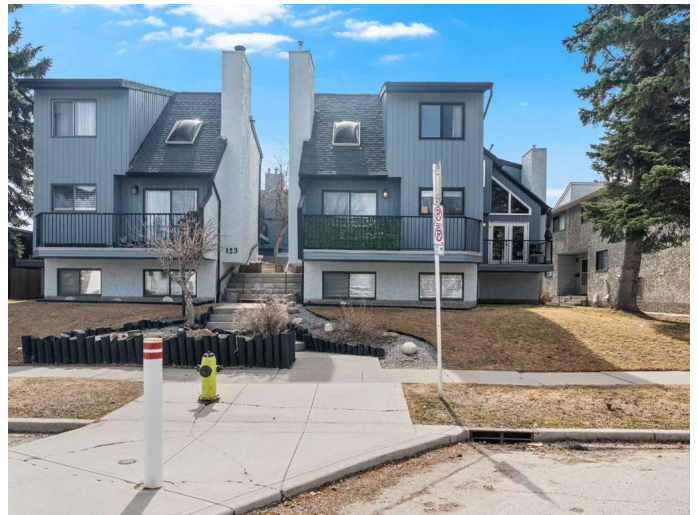
This absolutely adorable 1 bedroom plus loft is a one of a kind find in Calgary's popular neighbourhood, Crescent Heights and has a total of 1408 square feet of livable space. Walking in you are greeted by a very large foyer, coat closet and powder room. Entering into the living room you'll see a grand feature fireplace with high vaulted ceilings. The kitchen is inviting and a chef's dream with a gas stove, stainless steel appliances and plenty of counter space. Right under the window you'll find your dining area but with summer just around the corner, walk out to your beautiful balcony with plenty of seating room for entertaining guests and outdoor eating. Upstairs you'll find a well appointed bedroom, a gorgeous loft overlooking your living room that you can use as a bonus room, office area or even another bedroom. The main bathroom holds a little surprise for you as well. Right inside there is a door to your very own SAUNA. The basement area holds an additional two bedrooms and your laundry area. This whole townhouse is a vibe and its ready for its new owners to make it their very own. Book a showing today or come to our Open House scheduled for tomorrow, April 12th from 1-3 PM.

Built in 1979

## Essential Information

MLS® #

A2211230



|                |               |
|----------------|---------------|
| Price          | \$439,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 985           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2, 123 13 Avenue Ne |
| Subdivision | Crescent Heights    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2E 1B5             |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Track Lighting |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings      |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Electric, Gas, Mantle                                                                 |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Courtyard        |
| Lot Description   | Back Lane, Landscaped     |
| Roof              | Asphalt Shingle           |
| Construction      | Cedar, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | M-CG             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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