

# \$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

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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	2
Zoning	M-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
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