



GRASSROOTS
REALTY GROUP

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1, 312 12 Avenue NE
Calgary, Alberta

MLS # A2246519



\$675,000

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,690 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 324
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Shelving basement

Excellent location within walking distance of downtown and with convenient access to amenities and services. Crescent Heights residence featuring ample space, garage, finished basement, AC, and effortless urban convenience. Nestled in a vibrant inner-city community of Calgary, this bright and inviting 4-bedroom, 3 $\frac{1}{2}$ -bathroom home w/ over 2,500 sq ft of developed living space blends sophisticated design with family-friendly functionality. Step inside to the main floor, where an open-concept living area welcomes you with plenty of natural light and seamless flow between the spacious living room, dining and into a chef's kitchen—ideal for entertaining or relaxing evenings. The main floor living zone includes large sunny south facing windows, gleaming hardwood floors, tall 9ft ceilings, and ample lighting to ensure an inviting atmosphere. The kitchen awaits your home cooked meals and gatherings which features: quartz counters, island with eating bar, undermount sink, beautiful rich cabinetry, pantry space, SS appliances and more for a rare offering that checks a lot of boxes. The main floor is complete with a half bath. The upstairs to includes a primary bedroom, which has a reach-in closet, a separate walk in closet, and an ensuite featuring a tub, walk in tiled shower, double vanity, and toilet. Two additional bedrooms, one of which has a walk-in closet, and an additional full bathroom complete the upper level. A previous show unit, the quality finishes are evident throughout the home with quartz counters in all bathrooms, large vanities, and tile to ceiling in each bath/shower. This home also comes with a fully finished basement with a large entertainment room, a fourth bedroom with a large walk-in closet, and a third full bathroom with bath/shower combo. To complete this level is the amply-sized storage room/laundry room. Pulling up

to this home, you'll notice the striking curb appeal this home offers with a treed lot giving a private feel in an otherwise urban area, along with a full fence across the front of the property for added privacy. A private front patio is exclusively the property of the unit and includes a gas line for a barbeque. Nearby parks, trendy local shops, cafes, and schools, along with quick transit routes that keep the city's best amenities—and vibrant social scene—make this location impossible to beat. Ready for its new owners, book your viewing today before it's gone.