



GRASSROOTS
REALTY GROUP

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1, 123 13 Avenue NE
Calgary, Alberta

MLS # A2263530



\$419,900

Division:	Crescent Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	863 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Recessed Lighting, Skylight(s), Vaulted Ceiling(s)		

Inclusions: None

Stylish Inner-City Townhome in Crescent Heights | Vaulted Ceilings | Gas Fireplace | Live in Crescent Heights, one of Calgary's most desirable inner-city neighbourhoods, just minutes from downtown, the Bow River pathways, and an incredible variety of cafés, restaurants, and local amenities. This architecturally distinctive multi-level townhome is a rare find, with no shared walls in the primary living spaces and no neighbours above or below. Inside, you're greeted by soaring vaulted ceilings, natural light throughout, and a warm mid-century aesthetic with exposed brick, wood detailing, and a striking feature fireplace. The inviting living room opens onto a private balcony framed by mature trees—ideal for morning coffee or an evening glass of wine. The bright white kitchen offers a Bertazzoni gas range, ample cabinetry, and sightlines through the dining area for easy entertaining. Upstairs, the lofted office, complete with skylight, overlooks the living space below, creating a perfect work-from-home environment. The spacious primary bedroom enjoys large windows, vaulted ceilings, and easy access to the updated 4-piece bath. Downstairs, a fully finished lower level offers a large bedroom, generous storage, and laundry area. Additional highlights include assigned parking, modern lighting, and a well-managed, freshly painted complex with low condo fees and a peaceful courtyard setting. As a bonus, enjoy optional use of a garden bed with south sun exposure. Experience the best of urban living with a quiet residential feel on a traffic-calmed street—just steps from Centre Street transit, Rotary Park, and schools, with quick access to downtown and major routes.