



GRASSROOTS
REALTY GROUP

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1, 123 12 Avenue NW
Calgary, Alberta

MLS # A2264494



\$645,000

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard, Garden		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

Welcome to 123 12 Avenue NW, a rare opportunity to own in one of Calgary's most sought-after inner-city neighbourhoods, Crescent Heights. This stylish and modern fourplex (with only one shared wall) offers the feel of a semi detached home, complete with a private front yard and deck, a detached garage, and incredible walkability to the shops, restaurants, and cafes of Centre Street, all just minutes from downtown Calgary. Built in 2014, this home perfectly blends modern design and comfortable living. The open-concept main floor features recently updated flooring, a cozy fireplace, and a beautifully refreshed kitchen with quartz countertops, contemporary cabinetry, and stainless steel appliances, ideal for entertaining or everyday living. Upstairs, you'll find 2 bedrooms with updated bathrooms designed for comfort and functionality. Stay comfortable year-round with central A/C and forced-air heating. Whether you're a professional looking for an easy commute, an investor seeking a low-maintenance property, or someone who loves being close to Calgary's best urban amenities and the ridge walking paths, this Crescent Heights gem checks all the boxes!