



2, 308 12 Avenue NE  
Calgary, Alberta

MLS # A2282364



**\$609,900**

**Division:** Crescent Heights

**Type:** Residential/Four Plex

**Style:** 2 Storey

**Size:** 1,201 sq.ft. **Age:** 2012 (14 yrs old)

**Beds:** 3 **Baths:** 3 full / 1 half

**Garage:** Single Garage Detached

**Lot Size:** -

**Lot Feat:** Back Lane, Landscaped, Rectangular Lot, Street Lighting

<b>Heating:</b>	Heat Pump, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Pantry, Recessed Lighting		
<b>Inclusions:</b>	None		

Wonderful townhouse located in the vibrant community of Crescent Heights. This fabulous home offers a total of three bedrooms and 3.5 bathrooms, a single car garage space, and a wonderful heat pump/cooling system for year round comfort. Enjoy the convenience of all the shops and restaurants just steps away. Downtown is virtually minutes away; choose to walk or by public transit. This home offers a modern living space with high ceilings, hardwood flooring throughout the house, a fully finished basement with a large family room and an extra bedroom for your guest. Each of the bedrooms in the upper level has its own en-suite and walk-in closets. Modern finishing throughout the home combined with a functional open concept layout. Quick access in and out of the community makes it a breeze if you are going across town or the mountains. Look no further; location, location...Don't miss out on this one; call for your private viewing today.