



2, 308 12 Avenue NE
Calgary, Alberta

MLS # A2282364



\$589,800

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|------------------|---|---------------|-------------------|
| Division: | Crescent Heights | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,276 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 | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Heat Pump, See Remarks | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 250 |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Pantry, Recessed Lighting | | |

Inclusions: 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 it's 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.