2, 306 12 Avenue NE
Calgary, Alberta

MLS # A2285419

$589,500

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,313 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Insulated, Rear Drive, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Electric, Forced Air, Heat Pump, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 250
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Immediate Possession Available. Stylish and well-maintained 3-bedroom, 3.5-bath townhouse offering a bright open floorplan with high ceilings and Makibois Maple hardwood throughout. Spacious front entry with walk-in closet. Living room features a gas fireplace and sliding doors to the private back deck and single detached insulated garage. Kitchen showcases Astoria Granite countertops, stainless steel appliances (new stove), tiled backsplash, dual sinks, pantry, and raised eating bar. Upper level includes two bedrooms with tiled en-suites and walk-in closets, skylight, ceiling fan, and convenient upper laundry. Fully finished basement with large family room, Third bedroom, rough-in for fourth bathroom, and ample storage. Air conditioning, Heat pump cooling system, and sealed sump pump. Back deck for BBQ’s, entertaining and space for pets. Excellent location close to downtown, transit, shopping, restaurants, and amenities. Please see full Virtual Tour.