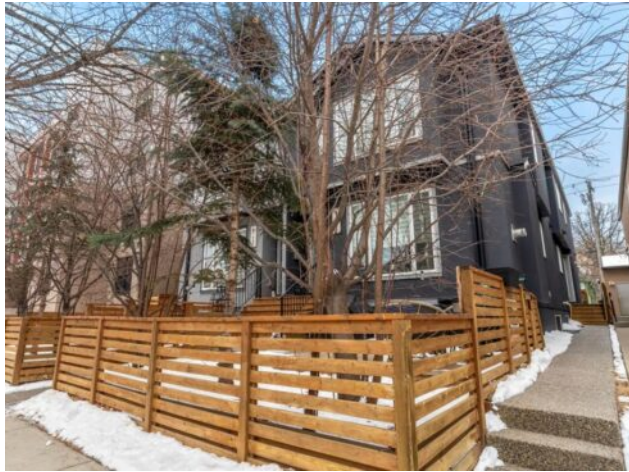




2, 123 12 Avenue NW
Calgary, Alberta

MLS # A2297770



\$649,900

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome to Unit 2 at 123 12 Avenue NW, an exceptional opportunity to experience elevated inner-city living in the highly sought-after community of Crescent Heights. Crafted by the award-winning Millennium Plus Homes and lovingly maintained by its original owner, this stunning property is a true testament to quality craftsmanship and refined taste. Every detail has been carefully considered, from the oversized windows that bathe each room in natural light to the gorgeous skylight that adds an extra sense of openness and warmth throughout the home. The thoughtfully designed main floor welcomes you with an inviting open-concept layout, where a sleek low-profile gas fireplace sets the tone for sophisticated yet comfortable living. The kitchen is a standout feature, showcasing elegant granite countertops, a gas stove, brand new appliances, including a new fridge and a Bosch dishwasher, and finishes that will appeal to even the most discerning buyer. The upper level hosts a luxurious primary bedroom complete with a 4-piece ensuite and walk-in closet, alongside a second bedroom that has been thoughtfully converted into two separate rooms, offering excellent versatility for a home office, nursery, or additional sleeping space, with the option to easily revert back to a single bedroom if preferred, an additional 4-piece ensuite, and the added convenience of upper-floor laundry complete the upper level. Downstairs, the fully developed basement expands your living options with a generous rec room, a stylish wet bar, a third bedroom, and a full 4-piece bathroom, perfect for hosting guests or accommodating a growing household. Throughout the home you will find an impressive selection of upgrades including Hunter Douglas blinds, in-ceiling speakers, 3-piece door headers, a Lennox air conditioning system, and brand new washer and dryer. Outside, the

low-maintenance artificial turf backyard offers a private and peaceful retreat with no seasonal upkeep. All of this comes with a remarkably affordable monthly condo fee of just \$256, placing you steps from the vibrant amenities of Centre Street and minutes from the energy of downtown Calgary. Please note that garage access is available upon request for serious inquiries only. The water softener is a rented appliance under an ongoing subscription and is not included in the sale. Call today to book a private tour!