



**307 12 Avenue NW  
Calgary, Alberta**

**MLS # A2209368**



**\$840,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Hood Fan, TV Shelf, backyard twinkle / christmas lights, laundry room shelving unit, (furniture may be negotiable)

Welcome to this beautifully updated home in the heart of Crescent Heights, offering the perfect blend of modern comfort and inner-city charm. Featuring refinished hardwood floors, an open layout with two bedrooms upstairs and an additional bedroom in the basement, this home provides flexible living for families, professionals, or guests. The heart of the home is a modern kitchen equipped with a gas range, stainless steel appliances, and sleek contemporary cabinetry and countertops—ideal for both everyday meals and entertaining. The main floor open living space provides ample room for a dining area, living room and additional flex space. The open riser staircase to the second floor has recently been recarpeted and sports a feature brick wall. Upstairs you will be greeted by a massive primary bedroom that features vaulted ceilings, a bright and airy atmosphere, a private balcony and access to the fully renovated bathroom with a fully-tiled shower and dual vanities. The spare bedroom rests across the hallway and is great as a nursery, bedroom or an office space. Downstairs, the basement offers another bedroom—perfect for guests or a home office setup, as well as a modern 3 piece bathroom, ample additional storage and a wine-rack cleverly hidden beneath the stairs. Additional features include a kitchen garburator, central vacuum system, a laundry room, newer hot water tank (2021), newer windows upstairs (2021) and an enclosed veranda. Enjoy sunny days in your private backyard, complete with a generous patio, a dedicated gas line for barbecuing and a recently built oversized heated double garage (2023) which includes a rare overhead door facing the backyard extending your outdoor activities rain or shine. Located just minutes from the McHugh Bluff that offers amazing views of Downtown and Sunnyside, schools, playgrounds, parks and shopping steps

from your backyard, this home delivers unmatched convenience in one of Calgary's most desirable neighborhoods.