



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2, 123 13 Avenue NE
Calgary, Alberta

MLS # A2211230



\$439,900

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	985 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Other, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Track Lighting		

Inclusions: sauna

This absolutely adorable 1 bedroom plus loft is a one of a kind find in Calgary's popular neighbourhood, Crescent Heights and has a total of 1408 square feet of livable space. Walking in you are greeted by a very large foyer, coat closet and powder room. Entering into the living room you'll see a grand feature fireplace with high vaulted ceilings. The kitchen is inviting and a chef's dream with a gas stove, stainless steel appliances and plenty of counter space. Right under the window you'll find your dining area but with summer just around the corner, walk out to your beautiful balcony with plenty of seating room for entertaining guests and outdoor eating. Upstairs you'll find a well appointed bedroom, a gorgeous loft overlooking your living room that you can use as a bonus room, office area or even another bedroom. The main bathroom holds a little surprise for you as well. Right inside there is a door to your very own SAUNA. The basement area holds an additional two bedrooms and your laundry area. This whole townhouse is a vibe and its ready for its new owners to make it their very own. Book a showing today or come to our Open House scheduled for tomorrow, April 12th from 1-3 PM.