

# \$450,000 - 3, 123 13 Avenue Ne, Calgary

MLS® #A2258861

**\$450,000**

3 Bedroom, 2.00 Bathroom, 886 sqft

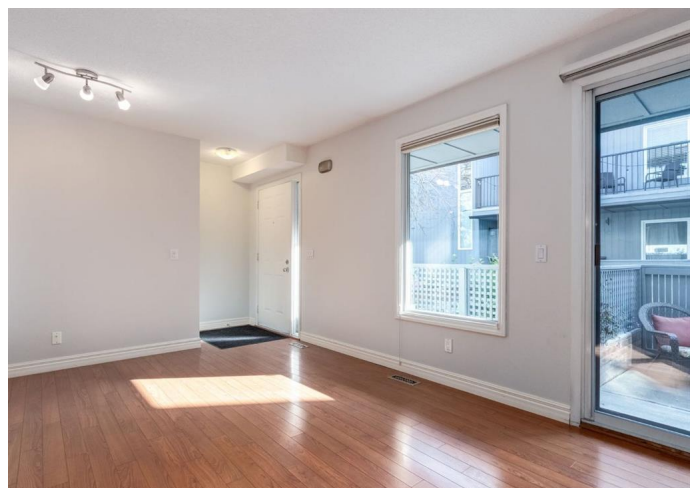
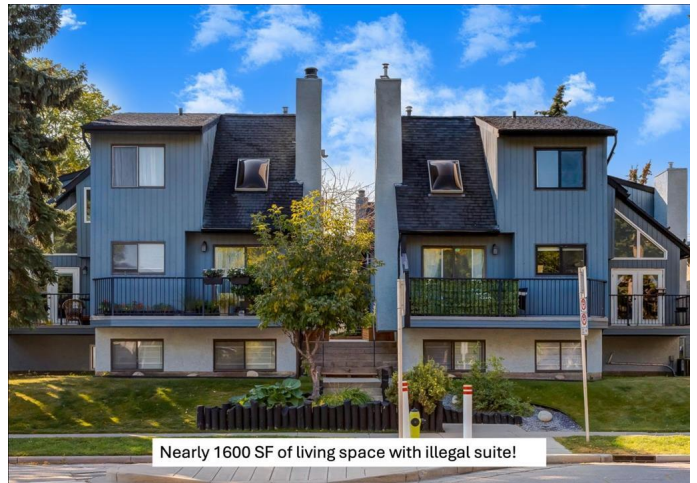
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

SPACIOUS townhouse in the heart of Crescent Heights offering nearly 1,600 square feet of living space over two levels designed with comfort and functionality in mind. Inside you'll find three generous bedrooms, two full bathrooms, and ample storage throughout. The living space on the main level has just been freshly repainted in neutral tones and boasts a welcoming living room with a cozy gas fireplace and patio doors that lead out to your private outdoor space overlooking a secluded courtyard with beautiful flower boxes. The kitchen offers a practical layout with a west-facing window above the sink, and an upgraded dishwasher. The bright lower level, filled with oversized windows, offers incredible versatility with an ILLEGAL SUITE that includes a kitchenette, expansive rec room, huge bedroom, and shared laundry. The furnace was replaced in 2021 and the exterior of the building was recently painted, providing added peace of mind. Perfectly located in a pet-friendly complex (with board approval), this home is within walking distance to Rotary Park, tennis courts, grocery stores, restaurants, shops, and even downtown making it ideal for both convenience and lifestyle. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish townhome!

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2258861      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 886           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3, 123 13 Avenue Ne |
| Subdivision | Crescent Heights    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2E 1B5             |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                       |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame, Wood Siding   |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 27                   |
| Zoning         | M-CG d72             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.