

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

MLS® #A2258861

\$450,000

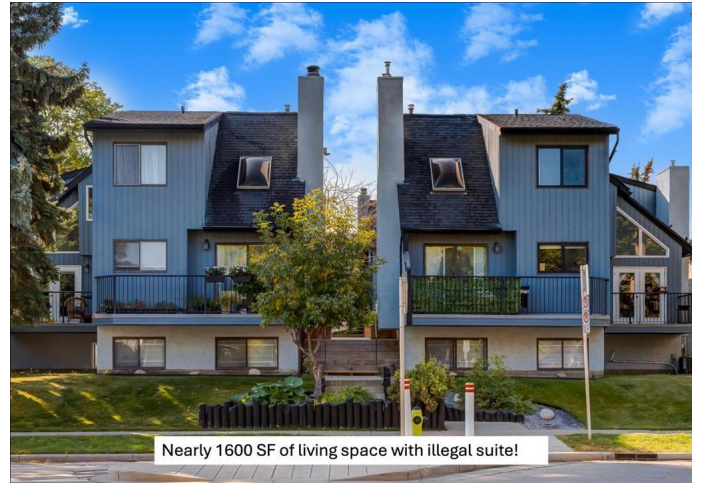
3 Bedroom, 2.00 Bathroom, 886 sqft
Residential on 0.00 Acres

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	28
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.