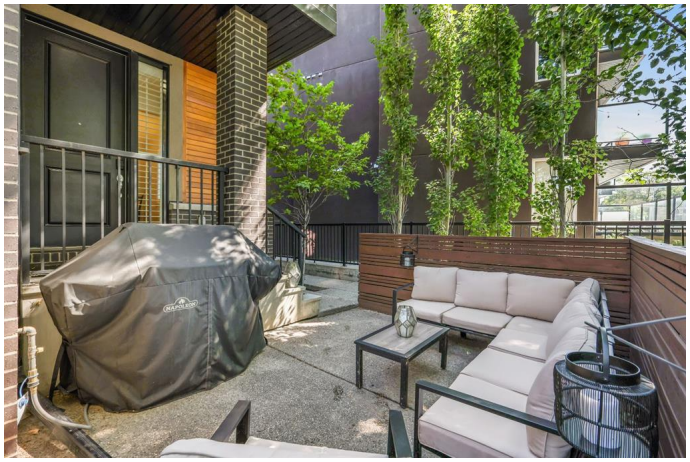
# $675,000 - 1, 312 12 Avenue Ne, Calgary

MLS® #A2246519

**$675,000**
4 Bedroom, 4.00 Bathroom, 1,690 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta



Excellent location within walking distance of downtown and with convenient access to amenities and services. Crescent Heights residence featuring ample space, garage, finished basement, AC, and effortless urban convenience. Nestled in a vibrant inner-city community of Calgary, this bright and inviting 4-bedroom, 3Â½-bathroom home w/ over 2,500 sq ft of developed living space blends sophisticated design with family-friendly functionality. Step inside to the main floor, where an open-concept living area welcomes you with plenty of natural light and seamless flow between the spacious living room, dining and into a chefâ€™s kitchenâ€”ideal for entertaining or relaxing evenings. The main floor living zone includes large sunny south facing windows, gleaming hardwood floors, tall 9ft ceilings, and ample lighting to ensure an inviting atmosphere. The kitchen awaits your home cooked meals and gatherings which features: quartz counters, island with eating bar, undermount sink, beautiful rich cabinetry, pantry space, SS appliances and more for a rare offering that checks a lot of boxes. The main floor is complete with a half bath. The upstairs to includes a primary bedroom, which has a reach-in closet, a separate walk in closet, and an ensuite featuring a tub, walk in tiled shower, double vanity, and toilet. Two additional bedrooms, one of which has a walk-in closet, and an additional full bathroom complete the upper level. A previous show unit, the quality finishes are evident throughout

the home with quartz counters in all bathrooms, large vanities, and tile to ceiling in each bath/shower. This home also comes with a fully finished basement with a large entertainment room, a fourth bedroom with a large walk-in closet, and a third full bathroom with bath/shower combo. To complete this level is the amply-sized storage room/laundry room. Pulling up to this home, you'll notice the striking curb appeal this home offers with a treed lot giving a private feel in an otherwise urban area, along with a full fence across the front of the property for added privacy. A private front patio is exclusively the property of the unit and includes a gas line for a barbeque. Nearby parks, trendy local shops, cafes, and schools, along with quick transit routes that keep the cityâ€™s best amenitiesâ€”and vibrant social sceneâ€”make this location impossible to beat. Ready for its new owners, book your viewing today before it's gone.

Built in 2013

## Essential Information

| | |
|---|---|
| MLS® # | A2246519 |
| Price | $675,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,690 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 1, 312 12 Avenue Ne |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E1A4 |

## Amenities

| | |
|---|---|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

## Interior

| | |
|---|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Other |
| Lot Description | Back Lane, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | August 7th, 2025 |
| Days on Market | 4 |
| Zoning | M-C1 |

## Listing Details

| | |
|---|---|
| Listing Office | RE/MAX Real Estate (Mountain View) |

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