

# \$645,000 - 1, 123 12 Avenue Nw, Calgary

MLS® #A2264494

## \$645,000

3 Bedroom, 4.00 Bathroom, 1,207 sqft  
Residential on 0.00 Acres

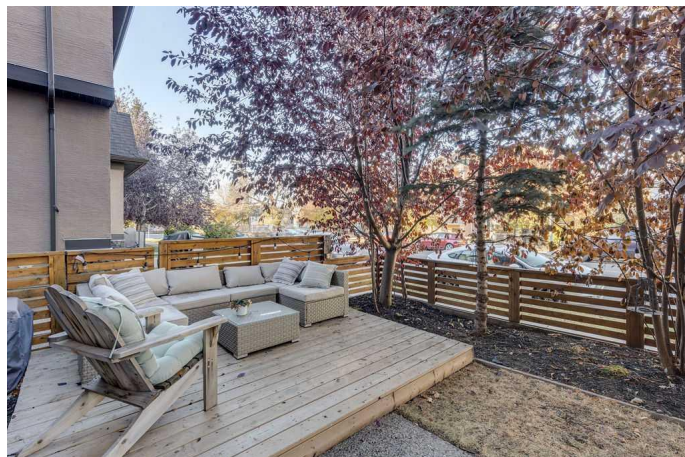
Crescent Heights, Calgary, Alberta

Welcome to 123 12 Avenue NW, a rare opportunity to own in one of Calgary's most sought-after inner-city neighbourhoods, Crescent Heights. This stylish and modern fourplex (with only one shared wall) offers the feel of a semi detached home, complete with a private front yard and deck, a detached garage, and incredible walkability to the shops, restaurants, and cafes of Centre Street, all just minutes from downtown Calgary. Built in 2014, this home perfectly blends modern design and comfortable living. The open-concept main floor features recently updated flooring, a cozy fireplace, and a beautifully refreshed kitchen with quartz countertops, contemporary cabinetry, and stainless steel appliances, ideal for entertaining or everyday living. Upstairs, you'll find 2 bedrooms with updated bathrooms designed for comfort and functionality. Stay comfortable year-round with central A/C and forced-air heating. Whether you're a professional looking for an easy commute, an investor seeking a low-maintenance property, or someone who loves being close to Calgary's best urban amenities and the ridge walking paths, this Crescent Heights gem checks all the boxes!

Built in 2014

## Essential Information

MLS® #	A2264494
Price	\$645,000



Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,207
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 123 12 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0C4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Front Yard, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 16th, 2025
Days on Market	4
Zoning	M-C1

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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