



## 135 12 Avenue Calgary Alberta

\$542,500

Here's your chance to own in Cresent Heights! This freshly painted 2 bedroom, 2.5 bathroom townhouse is in a cozy 4-plex, surrounded by lush trees. The low condo fees offer you a low-maintenance lifestyle so you can spend time enjoying all that surrounds this prime location. The home has gorgeous hardwood floors, high ceilings, stainless steel appliances, a gas stove top, granite counter tops and very importantly-air conditioning! There are two large bedrooms and two bathrooms on the second floor, an unspoiled basement for your future rec room, and a single space in the detached garage. The primary bedroom has a walk-in closet and large ensuite with a soaker tub, separate shower, and a double vanity. Upper floor laundry adds an extra level of convenience. The large basement is unspoiled and ready for an extra bedroom and additional family room. Walking distance downtown, McHugh Bluff, the Bow River, and to Prince's Island Park. There are also many options for shopping, restaurants, schools and daycares. A townhouse with A/C and garage parking, in this amazing location won't last long! (id:6769)

Bedroom 12.33 Ft x 9.08 Ft  
Primary Bedroom 14.42 Ft x 12.00 Ft  
4pc Bathroom 4.83 Ft x 8.50 Ft  
5pc Bathroom 9.00 Ft x 9.17 Ft  
Recreational, Games room 19.42 Ft x 28.92 Ft

Dining room 16.00 Ft x 8.75 Ft  
Kitchen 15.08 Ft x 9.67 Ft  
Living room 14.75 Ft x 11.33 Ft  
2pc Bathroom 4.67 Ft x 4.17 Ft

Listing Presented By:



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