



Nearly 1600 SF of living space with illegal suite!

123 13 Avenue Calgary Alberta

\$450,000

SPACIOUS BUNGALOW townhouse in the heart of Crescent Heights with illegal suite--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! (id:6769)

- 4pc Bathroom 13.00 Ft x 5.25 Ft
- Bedroom 16.92 Ft x 9.08 Ft
- Other 7.42 Ft x 8.83 Ft
- Recreational, Games room 19.58 Ft x 24.08 Ft
- Storage 5.50 Ft x 6.75 Ft
- Furnace 13.58 Ft x 5.42 Ft
- 3pc Bathroom 4.92 Ft x 7.92 Ft
- Bedroom 10.50 Ft x 10.00 Ft
- Dining room 8.17 Ft x 7.25 Ft
- Kitchen 8.17 Ft x 10.25 Ft
- Living room 12.58 Ft x 22.00 Ft
- Primary Bedroom 9.92 Ft x 15.17 Ft
- Other 5.33 Ft x 4.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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