

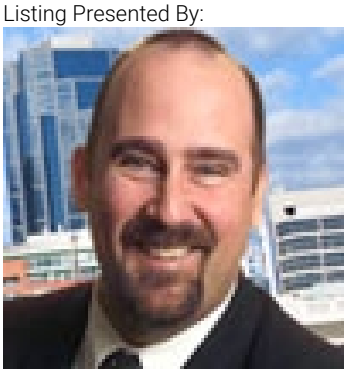
306 12 Avenue Calgary Alberta

$572,500

Huge price drop equals a perfect opportunity for you! Are you searching for a home in a community with a short commute into downtown, lots of cute restaurants, great outdoor amenities with a cool neighbourhood feel? This is the one! Ideally located in Crescent Heights, this home is perfect for those seeking all the conveniences that come with inner city living without giving up all the amenities. Well-maintained townhome offers 1,700 sq. ft. of finished living space offers the best of both worlds; room to grow while keeping you in the heart of the city. The main floor offers a bright, open-concept layout with 9-foot ceilings, large windows and plenty of natural light. The kitchen features great storage space with full height upper cabinets, modern backsplash, white quartz counters and stainless-steel appliances plus reverse osmosis. The kitchen island has room for a few stools; perfect spot to hang out or have your morning coffee. A designated dining area can fit your table and makes entertaining easy with a dedicated spot for those dinners. Living room offers plenty of space for your big couch and a corner gas fireplace anchors the space and adds warmth with a stone facade...a great focal point to the room. Upstairs, you'll find two spacious bedrooms both with beautiful hardwood floors. The primary suite can easily accommodate your king bed with room for nightstands. Not to mentions a large walk-in closet will help keep you organized and 4-pc ensuite with double sinks, tons of storage and at tiled shower. The second bedroom is generously sized and easily accommodates a queen bed plus additional furniture. Complete with its own private four-piece bathroom and walk-in closet. The fully finished lower level with 9ft ceilings adds valuable living space with a comfortable recreation room, third bedroom and another four-piece bathroom; perfect for guests, a home office...

Primary Bedroom 13.83 Ft x 12.17 Ft
Bedroom 13.83 Ft x 13.33 Ft
4pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Family room 12.83 Ft x 12.08 Ft
Bedroom 10.42 Ft x 9.67 Ft
4pc Bathroom Measurements not available
Kitchen 13.25 Ft x 8.92 Ft
Living room 14.75 Ft x 13.25 Ft
Dining room 10.17 Ft x 8.08 Ft
2pc Bathroom Measurements not available

Listing Presented By:



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