

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

MLS® #A2246519

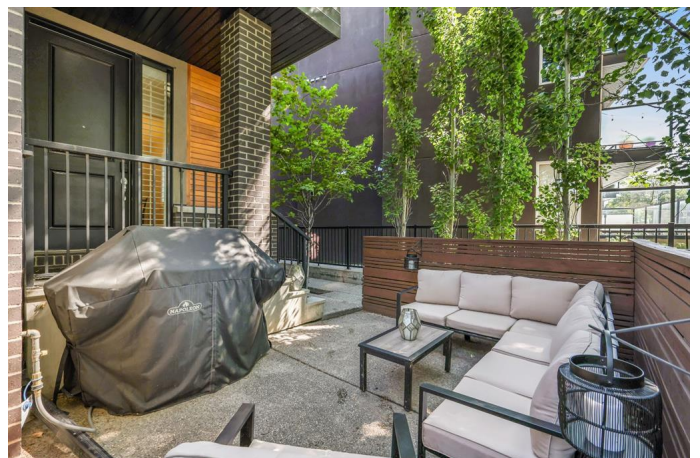
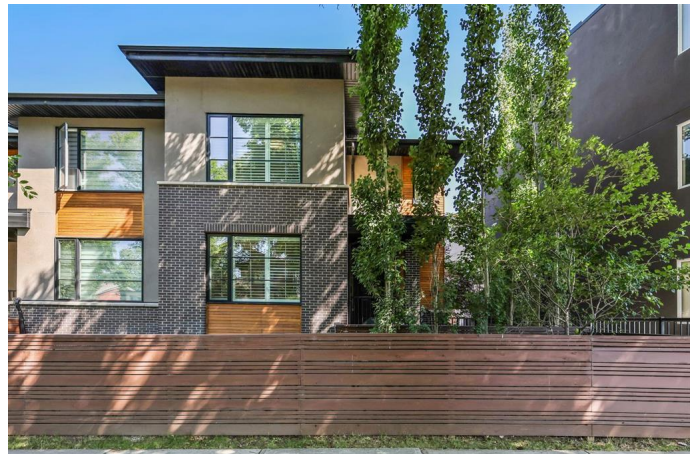
\$675,000

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, 3½-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 chef's kitchen—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 city's best amenities and vibrant social scene 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	3
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.