

103, 320 12 Avenue NE  
Calgary, Alberta

MLS # A2196466

\$239,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	942 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 986
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

Welcome to your future home in the vibrant heart of Crescent Heights! This spacious 2-bedroom condo comes with two assigned parking stalls and offers a perfect blend of modern living and convenience. Enjoy being within walking distance to an array of amenities and a quick commute to downtown Calgary. Step inside to discover a bright, open-concept layout that's ideal for both relaxation and entertaining. The chef-inspired kitchen boasts ample cupboard and counter space along with an inviting breakfast bar, setting the stage for memorable meals. The adjoining dining and living areas are bathed in natural light, extending seamlessly onto a private balcony—the perfect spot for your morning coffee or evening unwind. Both generously sized bedrooms ensure comfort and privacy. The primary bedroom features a spacious walk-in closet and a luxurious ensuite, offering a serene retreat at the end of the day. A second well-appointed bathroom and an in-unit laundry further enhance the functionality and ease of daily living. Don't miss the opportunity to make this bright and modern condo your new home. Come See today !