

2, 308 12 Avenue NE
Calgary, Alberta

MLS # A2282364



\$609,900

Division:	Crescent Heights	
Type:	Residential/Four Plex	
Style:	2 Storey	
Size:	1,201 sq.ft.	Age: 2012 (14 yrs old)
Beds:	3	Baths: 3 full / 1 half
Garage:	Single Garage Detached	
Lot Size:	-	
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting	

Heating:	Heat Pump, See Remarks	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Pantry, Recessed Lighting		
Inclusions:	None		

Wonderful townhouse located in the vibrant community of Crescent Heights. This fabulous home offers a total of three bedrooms and 3.5 bathrooms, a single car garage space, and a wonderful heat pump/cooling system for year round comfort. Enjoy the convenience of all the shops and restaurants just steps away. Downtown is virtually minutes away; choose to walk or by public transit. This home offers a modern living space with high ceilings, hardwood flooring throughout the house, a fully finished basement with a large family room and an extra bedroom for your guest. Each of the bedrooms in the upper level has its own en-suite and walk-in closets. Modern finishing throughout the home combined with a functional open concept layout. Quick access in and out of the community makes it a breeze if you are going across town or the mountains. Look no further; location, location...Don't miss out on this one; call for your private viewing today.