

2, 306 12 Avenue NE  
Calgary, Alberta

MLS # A2285419



## \$599,500

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Rear Drive, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

**Heating:** Electric, Forced Air, Heat Pump, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 250

**Basement:** Full

**LLD:** -

**Exterior:** Composite Siding, Stone, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Immediate Possession Available. Stylish and well-maintained 3-bedroom, 3.5-bath townhouse offering a bright open floorplan with high ceilings and Makibois Maple hardwood throughout. Spacious front entry with walk-in closet. Living room features a gas fireplace and sliding doors to the private back deck and single detached insulated garage. Kitchen showcases Astoria Granite countertops, stainless steel appliances (new stove), tiled backsplash, dual sinks, pantry, and raised eating bar. Upper level includes two bedrooms with tiled en-suites and walk-in closets, skylight, ceiling fan, and convenient upper laundry. Fully finished basement with large family room, Third bedroom, rough-in for fourth bathroom, and ample storage. Air conditioning, Heat pump cooling system, and sealed sump pump. Back deck for BBQ's, entertaining and space for pets. Excellent location close to downtown, transit, shopping, restaurants, and amenities. Please see full Virtual Tour.