CORY PELCHAT

REALTOR®

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3, 123 13 Avenue NE
Calgary, Alberta

MLS # A2258861

$475,000

Division:	Crescent Heights
Type:	Residential/Five Plus
Style:	Bungalow

Size:	886 sq.ft.	**Age:**	1979 (46 yrs old)
Beds:	3	**Baths:**	2

Garage:	Stall
Lot Size:	-
Lot Feat:	Low Maintenance Landscape

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 563
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	M-CG d72
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage

Inclusions: All Window Coverings (AS IS Condition), Basement Suite Items - Toaster Oven, Microwave, Fridge, Electric Cooktop

SPACIOUS townhouse in the heart of Crescent Heights—offering nearly 1,600 square feet of living space over two levels designed with comfort and functionality in mind. Inside you’ll find three generous bedrooms, two full bathrooms, and ample storage throughout. The living space on the main level has just been freshly repainted in neutral tones and boasts a welcoming living room with a cozy gas fireplace and patio doors that lead out to your private outdoor space. The kitchen offers a practical layout with a west-facing window above the sink, and an upgraded dishwasher. The bright lower level, filled with oversized windows, offers incredible versatility with an ILLEGAL SUITE that includes a kitchenette, expansive rec room, huge bedroom, and shared laundry. The furnace was replaced in 2021 and the exterior of the building was recently painted, providing added peace of mind. Perfectly located in a pet-friendly complex (with board approval), this home is within walking distance to Rotary Park, tennis courts, grocery stores, restaurants, shops, and even downtown—making it ideal for both convenience and lifestyle. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish townhome!