

# \$245,900 - 103, 320 12 Avenue Ne, Calgary

MLS® #A2196466

**\$245,900**

2 Bedroom, 1.00 Bathroom, 942 sqft  
Residential on 0.00 Acres

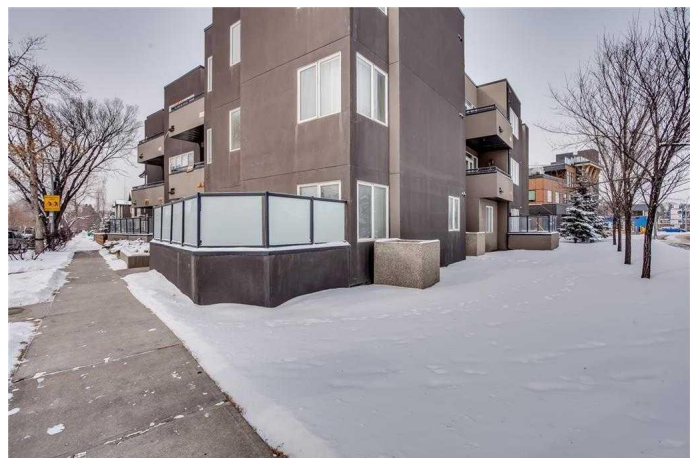
Crescent Heights, Calgary, Alberta

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!

Built in 2007

## Essential Information

MLS® #	A2196466
Price	\$245,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	942
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	103, 320 12 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1A4

### **Amenities**

Amenities	Elevator(s), Other, Storage, Trash, Visitor Parking, Bicycle Storage
Parking Spaces	2
Parking	Parkade, Underground

### **Interior**

Interior Features	Granite Counters, Open Floorplan
Appliances	See Remarks
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Lighting
Construction	Mixed

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	20
Zoning	M-C1

## Listing Details

Listing Office            MaxWell Capital Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.