

# \$635,000 - 2, 310 12 Avenue Ne, Calgary

MLS® #A2160237

**\$635,000**

3 Bedroom, 4.00 Bathroom, 1,487 sqft

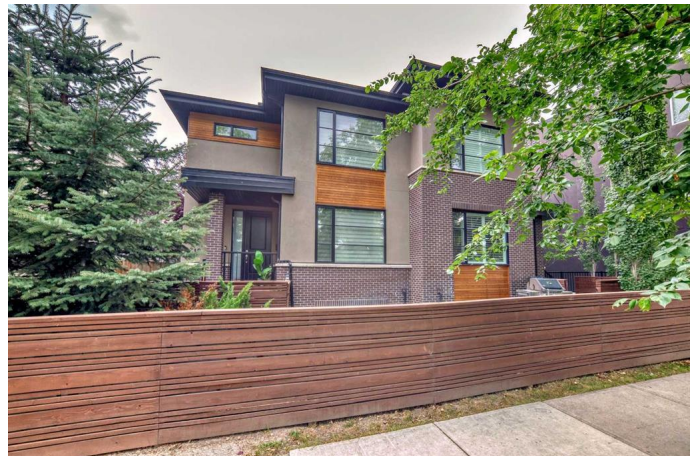
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this stunning 2-storey townhome in the highly sought-after Crescent Heights neighborhood. Perfectly situated just minutes from Downtown, with convenient access to public transportation and shopping, this home offers the best of urban living with the tranquility of a residential area.

As you step inside, you'll immediately appreciate the open and airy feel of the main floor, enhanced by 9' ceilings and rich maple hardwood floors that flow throughout. The spacious layout effortlessly blends the living spaces, creating an ideal environment for both entertaining and day-to-day living. The gourmet kitchen is a true chef's delight, featuring sleek quartz countertops, stainless steel appliances, and ample cabinet space. Whether you're hosting a dinner party or enjoying a quiet meal, the adjacent dining area and great room provide a seamless transition for all your culinary and social gatherings.

Upstairs, the home boasts two generously sized bedrooms, each with its own walk-in closet and luxurious ensuite. These well-appointed spaces offer a serene retreat at the end of the day, making this an ideal executive home for professionals seeking both comfort and convenience. The thoughtful design continues into the fully finished basement, where you'll find a versatile media room, an additional bedroom, and a full bath. This lower level offers flexible living



arrangements, perfect for hosting guests or accommodating a roommate, with the added benefit of privacy.

Outside, the property is beautifully landscaped and designed for low-maintenance living. The single detached garage is not only a secure space for your vehicle but also offers extra storage, ensuring your belongings are kept safe and organized. Modern conveniences such as air conditioning ensure year-round comfort, while the Nest thermostat allows you to control your home’s climate with ease, optimizing energy efficiency. The home is also equipped with Nest security cameras, providing you with peace of mind through real-time monitoring and enhanced security.

This meticulously maintained home is truly a must-see. With its prime location, upscale finishes, and versatile living spaces, it offers a rare opportunity to enjoy the best of Crescent Heights living. Don’t miss your chance to make this exceptional property your own—schedule your showing today!

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2160237      |
| Price          | \$635,000     |
| Sold Price     | \$620,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,487         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Sold     |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2, 310 12 Avenue Ne |
| Subdivision | Crescent Heights    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2E 1A4             |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | None                                       |
| Parking Spaces | 1                                          |
| Parking        | Additional Parking, Single Garage Detached |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                           |
| Heating           | Forced Air                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Private Entrance    |
| Lot Description   | Back Lane, Landscaped, Level |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | August 24th, 2024    |
| Date Sold      | September 16th, 2024 |
| Days on Market | 23                   |
| Zoning         | M-C1                 |
| HOA Fees       | 0.00                 |

**Listing Details**

Listing Office                  Royal LePage Benchmark

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