

**301, 110 12 Avenue NE**  
**Calgary, Alberta**

**MLS # A2311024**



**\$299,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Cork, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 475
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this bright and well-maintained top floor condo in the heart of Crescent Heights! Offering 2 bedrooms and 1.5 bathrooms, this charming home is tucked away in a quiet boutique building with only 6 units. Inside, you'll appreciate the recently updated flooring, a brand new fridge, new stove and dishwasher (2026) and the convenience of in-suite laundry. The functional layout features two separate entrances into the suite, adding flexibility and privacy. Enjoy separate storage space and an assigned parking stall and an unbeatable location just minutes to downtown, parks, shopping, restaurants, and all the amenities Crescent Heights has to offer. A fantastic opportunity for first-time buyers, investors, or anyone looking for inner-city living in a highly desirable community.