

102, 110 12 Avenue NE
 Calgary, Alberta

MLS # A2345219



\$259,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		
Inclusions:	None		

Welcome to this beautifully maintained 2-bedroom, 1.5-bath end-unit condo, offering exceptional value, low condo fees, and unbeatable inner-city convenience in the heart of sought-after Crescent Heights. Filled with natural light, the open-concept layout features hardwood flooring, cozy in-floor heating, and a spacious living area anchored by a gas fireplace. The stylish kitchen is thoughtfully designed with granite countertops, an extended breakfast bar with seating, and ample cabinetry, making it ideal for both everyday living and entertaining. The generously sized primary bedroom provides plenty of comfort, while the second bedroom offers flexibility for guests, a roommate, or a home office. Additional features include convenient in-suite laundry, assigned parking, and a large private front porch with sunny south exposure—perfect for enjoying your morning coffee or relaxing outdoors. Ideally located just minutes from downtown, with easy access to Centre Street amenities, shopping, restaurants, parks, transit, and schools, this home is an excellent choice for first-time buyers, investors, or professionals looking to enjoy vibrant inner-city living. Don't miss this fantastic opportunity—book your private showing today!