

# \$419,900 - 1, 123 13 Avenue Ne, Calgary

MLS® #A2263530

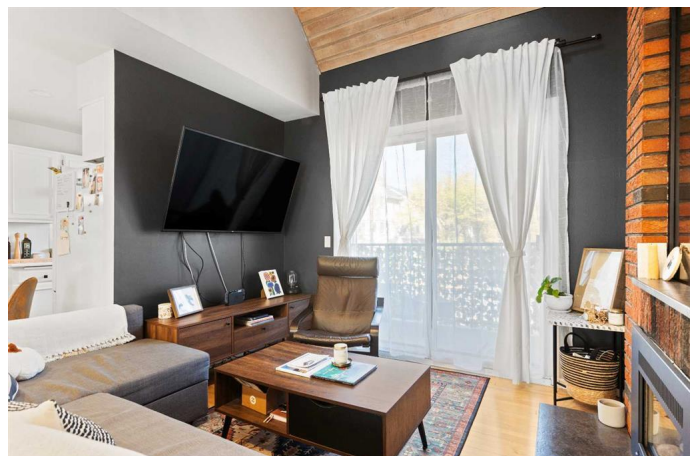
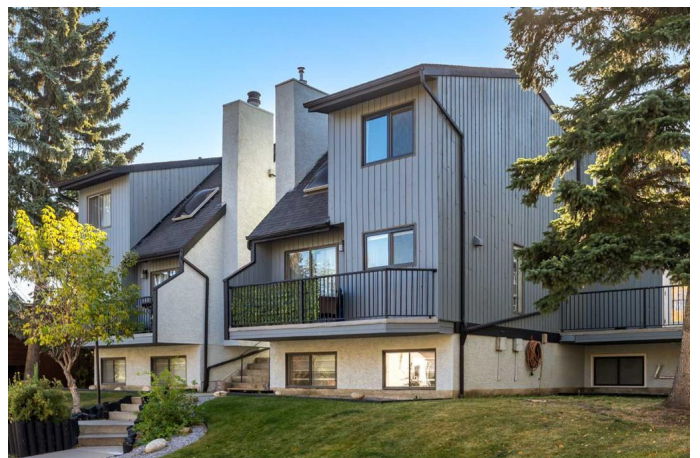
**\$419,900**

2 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Stylish Inner-City Townhome in Crescent Heights | Vaulted Ceilings | Gas Fireplace | Live in Crescent Heights, one of Calgary's most desirable inner-city neighbourhoods, just minutes from downtown, the Bow River pathways, and an incredible variety of cafés, restaurants, and local amenities. This architecturally distinctive multi-level townhome is a rare find, with no shared walls in the primary living spaces and no neighbours above or below. Inside, you're greeted by soaring vaulted ceilings, natural light throughout, and a warm mid-century aesthetic with exposed brick, wood detailing, and a striking feature fireplace. The inviting living room opens onto a private balcony framed by mature trees—ideal for morning coffee or an evening glass of wine. The bright white kitchen offers a Bertazzoni gas range, ample cabinetry, and sightlines through the dining area for easy entertaining. Upstairs, the lofted office, complete with skylight, overlooks the living space below, creating a perfect work-from-home environment. The spacious primary bedroom enjoys large windows, vaulted ceilings, and easy access to the updated 4-piece bath. Downstairs, a fully finished lower level offers a large bedroom, generous storage, and laundry area. Additional highlights include assigned parking, modern lighting, and a well-managed, freshly painted complex with low condo fees and a peaceful courtyard setting. As a bonus, enjoy optional use of a garden bed with south sun



exposure. Experience the best of urban living with a quiet residential feel on a traffic-calmed street—just steps from Centre Street transit, Rotary Park, and schools, with quick access to downtown and major routes.

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2263530      |
| Price          | \$419,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 863           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1, 123 13 Avenue Ne |
| Subdivision | Crescent Heights    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2E 1B5             |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 1                             |
| Parking        | Stall                         |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Ceilings, Recessed Lighting, Skylight(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer     |

|                 |                                          |
|-----------------|------------------------------------------|
|                 | Stacked                                  |
| Heating         | Forced Air, Natural Gas                  |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas, Mantle, Brick Facing, Raised Hearth |
| Has Basement    | Yes                                      |
| Basement        | Finished, Full                           |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting         |
| Lot Description   | Few Trees, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Stucco, Wood Frame, Wood Siding      |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |
| Zoning         | M-CG d72           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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