

**231 12 Avenue NE**  
**Calgary, Alberta**

**MLS # A2295766**



**\$949,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, No Smoking Home, Quartz Counters, Soaking Tub		

**Inclusions:** Professionally Installed Projector, All Window Coverings, Dining Room Side Table

\*\*\* OPEN HOUSE SATURDAY APRIL 04 FROM 12PM TO 2PM \*\*\* Welcome to this beautifully designed semi-detached infill located in the highly sought-after community of Crescent Heights. Offering over three levels of thoughtfully crafted living space, this 4-bedroom, 3.5-bathroom home blends modern design with everyday functionality—all just minutes from downtown Calgary. The main floor showcases impressive 10-foot ceilings and a bright, open-concept layout, complete with a dedicated office—perfect for working from home. The chef-inspired kitchen is a true focal point, featuring stunning waterfall quartz countertops, quartz dining area, quartz back splash and ample space for both entertaining and daily living. Upstairs, you’ll find 9-foot ceilings with 3 spacious bedrooms including a well-appointed primary retreat, while the fully developed basement adds even more versatility with a professionally installed projector system, wet bar, 9-foot ceilings and an additional bedroom—ideal for guests or extended family. Enjoy summer days on the sunny south-facing deck and take advantage of year-round comfort with central air conditioning. The double detached garage provides secure parking and additional storage. Perfectly positioned close to schools and post-secondary institutions, this home also offers quick access to Edmonton Trail and Centre Street North. Enjoy being just 5 minutes to downtown and only minutes from some of Calgary’s most iconic destinations, including the Calgary Zoo, Telus Spark Science Centre, Rotary Park, and Prince’s Island Park—offering the perfect balance of urban convenience and outdoor lifestyle.