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

MLS® #A2263530

\$419,900

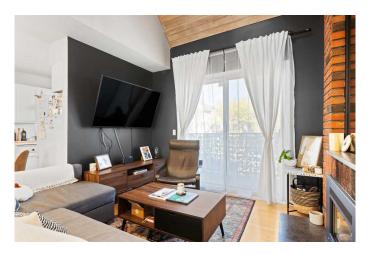
2 Bedroom, 2.00 Bathroom, 863 sqft Residential on 0.00 Acres

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 treesâ€"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 streetâ€"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 22

Zoning M-CG d72

Listing Details

Listing Office MaxWell Capital Realty

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