

\$399,900 - 1, 123 13 Avenue Ne, Calgary

MLS® #A2263530

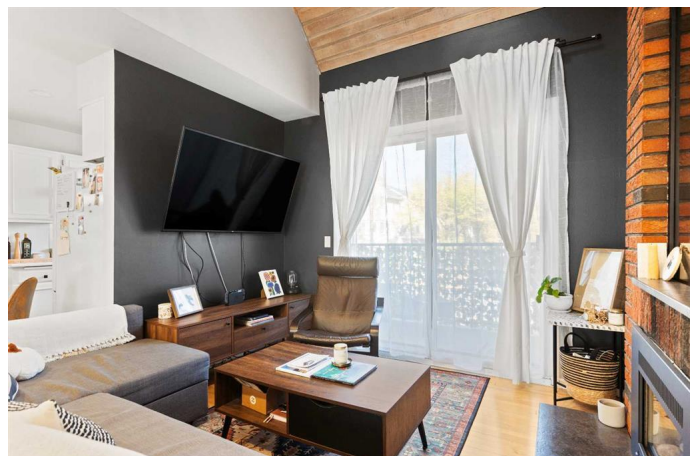
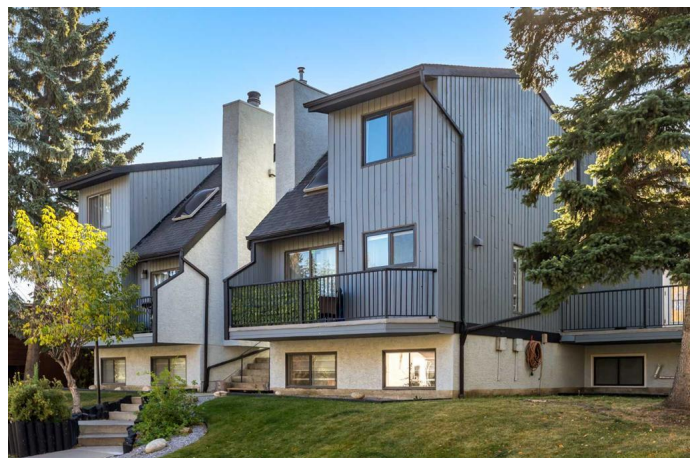
\$399,900

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	\$399,900
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, Vaulted Ceiling(s), Skylight(s)
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer

	Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Mantle, Raised Hearth
Has Basement	Yes
Basement	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	36
Zoning	M-CG d72

Listing Details

Listing Office	MaxWell Capital Realty
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