1 306 12 Avenue NE

Calgary | Active | MLS® A2350428

$572,500









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2012**	**1,260 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Huge price drop equals a perfect opportunity for you! Are you searching for a home in a community with a short commute into downtown, lots of cute restaurants, great outdoor amenities with a cool neighbourhood feel? This is the one! Ideally located in Crescent Heights, this home is perfect for those seeking all the conveniences that come with inner city living without giving up all the amenities. Well-maintained townhome offers 1,700 sq. ft. of finished living space offers the best of both worlds; room to grow while keeping you in the heart of the city.
The main floor offers a bright, open-concept layout with 9-foot ceilings, large windows and plenty of natural light. The kitchen features great storage space with full height upper cabinets, modern backsplash, white quartz counters and stainless-steel appliances plus reverse osmosis. The kitchen island has room for a few stools; perfect spot to hang out or have your morning coffee. A designated dining area can fit your table and makes entertaining easy with a dedicated spot for those dinners. Living room offers plenty of space for your big couch and a corner gas fireplace anchors the space and adds warmth with a stone façade…a great focal point to the room.
Upstairs, you'll find two spacious bedrooms both with beautiful hardwood floors. The primary suite can easily accommodate your king bed with room for nightstands. Not to mentions a large walk-in closet will help keep you organized and 4-pc ensuite with double sinks, tons of storage and at tiled shower. The second bedroom is generously sized and easily accommodates a queen bed plus additional furniture. Complete with its own private four-piece bathroom and walk-in closet.
The fully finished lower level with 9ft ceilings adds valuable living space with a comfortable recreation room, third bedroom and another four-piece bathroom; perfect for guests, a home office, or a space to relax and unwind.
Enjoy the sunny, south-facing front patio...ideal for morning coffee, summer barbecues (gas line present) and entertaining with friends. A private single detached garage provides secure parking and additional storage.
Recent updates include newer carpet (July 2026) and professionally painted cabinetry throughout in a clean, modern white….plus it comes with a 2 yr warranty (Mar 2028). Complex has been well managed with very reasonable condo fees plus it's pet friendly…what a huge bonus! A fantastic opportunity to enjoy the convenience of inner-city living while still having the space, privacy and functionality of a three-bedroom home. Don't miss your chance to move into Crescent Heights and take advantage of all the perks the neighbourhood has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350428
Bedrooms	3
Bathrooms	4
Year Built	2012
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,260 sq. ft.
Main Level Finished Area:	615 sq. ft.
Upper Level Finished Area:	645 sq. ft.
Below Grade Finished Area:	454.7 sq. ft.
Condo Fee:	$250.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2012 (Age: 14)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1311806
Heating:	Forced Air

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	TV wall brackets
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Yes
Main Floor	Kitchen · 13'3" × 8'11" ·
Main Floor	Living Room · 14'9" × 13'3" ·
Main Floor	Dining Room · 10'2" × 8'1" ·
2nd Floor	Bedroom - Primary · 13'10" × 12'2" ·
2nd Floor	Bedroom · 13'10" × 13'4" ·
Basement	Family Room · 12'10" × 12'1" ·
Basement	Bedroom · 10'5" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, Skylight(s), Stone Counters
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-306-12-avenue-ne-calgary-a2350428/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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