2 133 12 Avenue NW

Calgary | Active | MLS® A2332408

$572,500









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2006**	**1,319.89 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

BIG PRICE REDUCTION In Crescent Heights, walk or bike to work! This townhouse with almost 2,000 sqft of total living space, in a self-managed fourplex, offers all the luxury you are looking for. Step into the foyer with a closet and take in the beautiful kitchen around the corner. It features GRANITE countertops, built-in and STAINLESS-STEEL appliances, a GAS stove, a corner pantry, backsplash and spotlights. HARDWOOD flooring gleams throughout the entire main level. The living area features a fireplace with windows on either side, along with additional windows on the west side. This level also includes a 2-pc bathroom. A back door leads to the private PATIO and the GARAGE. Upstairs are two large bedrooms. The primary has a walk-in closet and a 5-pc, spa-like ensuite bathroom with a double sink, a separate shower with jet sprays, and a Jacuzzi bathtub. The second bedroom also has its own 4-pc bathroom. A laundry area and a skylight complete the upstairs. The basement is professionally developed, with a 3-pc bathroom and 9ft ceilings. Use it as a 3rd bedroom, an office or a home theatre with built-in speakers. The 4 owners manage the fourplex themselves, keeping condo fees in check. It is very PET FRIENDLY. The location makes it easy to walk to downtown, the Bow River, its pathways, and Prince's Island Park. It’s a stone's throw to Centre Street, and a minute’s walk to the nearest bus stop. It is a two-minute drive to 16 Avenue NW, which gets you quickly out of the city and to the Rockies. Overall, a nicely finished and high-end townhouse, with a garage and in an amazing location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332408
Bedrooms	3
Bathrooms	4
Year Built	2006
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:	1,319.89 sq. ft.
Main Level Finished Area:	636.61 sq. ft.
Upper Level Finished Area:	683.28 sq. ft.
Below Grade Finished Area:	646.61 sq. ft.
Condo Fee:	$452.16
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Entry Level:	0
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2006 (Age: 20)
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:	0610816
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Four Plex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	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
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Parking, Snow Removal
Appliances:	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Inclusions:	Remote garage door opener, alarm system built-in, all window coverings and all light fixtures.
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 15'6" × 13'3" ·
Main Floor	Dining Room · 14' × 6' ·
Main Floor	Living Room · 13'8" × 12'10" ·
Upper Level	Bedroom - Primary · 14'10" × 12' ·

Upper Level	Bedroom · 12'4" × 9'7" ·
Upper Level	Walk-In Closet · 9'6" × 4'11" ·
Basement	Bedroom · 22'3" × 15'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Ceiling Fan(s)
Exterior Features:	Private Entrance
Patio And Porch Features:	Enclosed, Patio
Lot Features:	Back Lane, Low Maintenance Landscape, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-133-12-avenue-nw-calgary-a2332408/

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