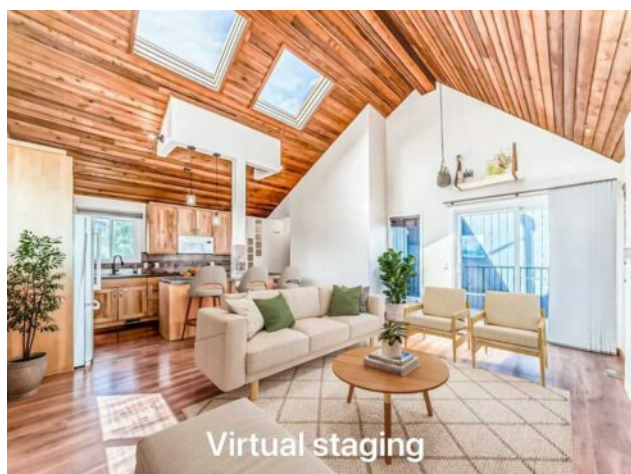


6, 123 13 Avenue NE
Calgary, Alberta

MLS # A2242458



\$359,900

Division:	Crescent Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	942 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

This is not a condo—it's a stacked townhouse! Located on the upper level of a stacked townhouse, this single-level 2-bedroom, 1-bath home offers the perfect blend of privacy, comfort, and convenience. With its own private entrance and Zen-inspired courtyard, this rare unit feels more like a house than an apartment. Thoughtfully designed with large garden-facing windows, a functional kitchen, and two cozy bedrooms, the home offers a calm and comfortable retreat just minutes from downtown. With low ongoing maintenance costs, it's an ideal choice for buyers seeking both lifestyle and value—perfect for small families, couples, or home offices. Located in the desirable southeast corner of Crescent Heights, this home combines inner-city living with natural charm. Walk to Crescent Heights Hill Park, Rotary Park, and McHugh Bluff, or access nearby groceries like Safeway, Co-op, and Top 100 Asian Supermarket. Enjoy diverse dining along Centre Street, Edmonton Trail, and 16 Avenue. With major bus routes, bike paths, and the future Green Line LRT, commuting is effortless. A unique opportunity to own a peaceful yet connected home with long-term lifestyle and investment value.