

\$359,900 - 6, 123 13 Avenue Ne, Calgary

MLS® #A2242458

\$359,900

2 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

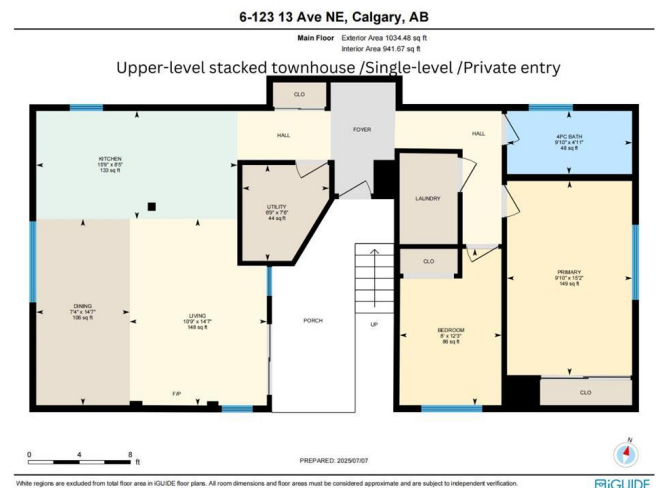
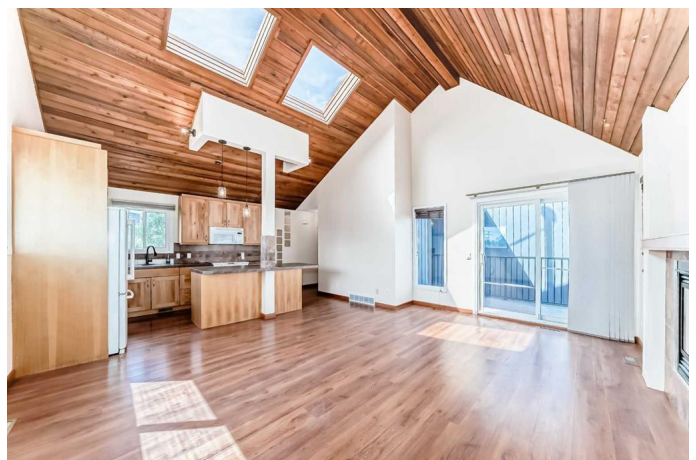
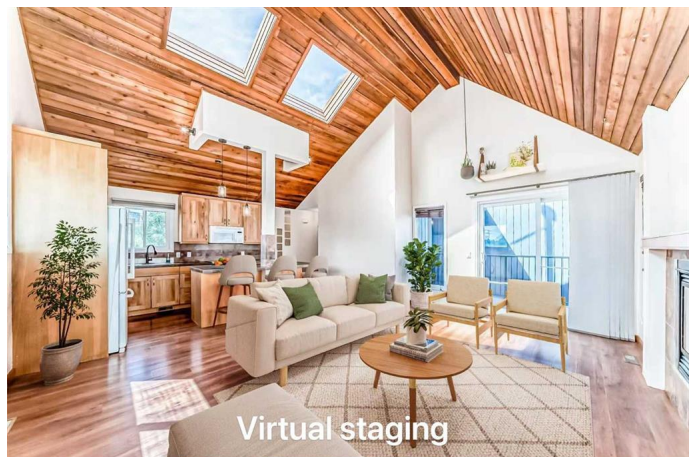
This is not a condo—it's a stacked townhouse!

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.

Built in 1979

Essential Information



MLS® #	A2242458
Price	\$359,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	942
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	6, 123 13 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1B5

Amenities

Amenities	Visitor Parking, Storage
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped

Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	13
Zoning	M-CG d72

Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.