

# \$410,000 - 6, 123 13 Avenue Ne, Calgary

MLS® #A2237529

**\$410,000**

2 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

2 Bed | 1 Bath | Private Courtyard | Crescent Heights | Inner-City Living

Rare opportunity to own a tranquil inner-city home with a private courtyard, located in the desirable southeast corner of Crescent Heights. This well-maintained 2-bedroom, 1-bathroom residence combines peaceful garden living with quick downtown access.

**Location Highlights**

Situated in one of Calgary's most walkable neighborhoods, this property offers the best of both city convenience and natural surroundings:

- Steps to Crescent Heights Hill Park, offering stunning downtown skyline and Bow River views.

- Close to Rotary Park and McHugh Bluff Park, featuring dog parks, playgrounds, walking trails, and open green spaces.

- Walking distance to Safeway, Calgary Co-op, T&T Asian Supermarket, Shoppers Drug Mart, and other essential amenities.

- Quick drive to CORE Shopping Centre and Chinatown fresh markets.

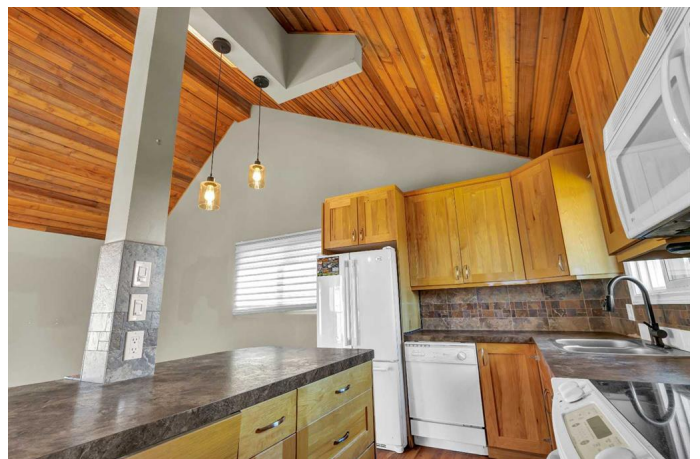
- Located between Centre Street, Edmonton Trail, and 16 Avenue"providing easy access to Downtown, Deerfoot Trail, and SAIT/University of Calgary.

**Dining & Community**

This vibrant area is surrounded by diverse dining options:

- Edmonton Trail: Authentic Italian caf s, pizzerias, and pasta restaurants.

- Centre Street: A wide range of Asian



cuisine including Chinese, Vietnamese, Japanese, and Korean.

• 16 Avenue (Trans-Canada Highway): Casual dining, bakeries, pubs, and brunch spots.

The neighborhood is popular with professionals and creatives who enjoy the balance of city energy and residential calm.

#### Transit & Accessibility

Commuting is easy with several major routes and bus lines nearby:

• #2 bus (Centre Street): direct to Downtown and south Calgary.

• #3 bus (Edmonton Trail): quick access to the city core.

• #301 BRT: rapid connection to northern communities and Downtown.

• Future Green Line LRT station (under construction) will further improve transit convenience.

• Walk to Downtown in 15–20 minutes or bike in under 10.

#### Property Features

• Rare private courtyard, the only Zen-inspired garden of its kind in the neighborhood.

• Open-concept living and dining area with garden views.

• Functional kitchen with ample storage.

• Two cozy bedrooms ideal for small families, couples, or home offices.

• Full bathroom with modern fixtures.

• Quiet, tree-lined street with a welcoming community atmosphere.

• Classic wood-frame character and thoughtful updates throughout.

Whether for personal residence, rental income, or a unique short-term rental, this property offers excellent potential.

#### Summary of Key Benefits

• Tranquil garden lifestyle steps from the urban core.

• Walkable access to parks, trails, and the Bow River.

• Surrounded by some of Calgary’s most popular dining streets.

• Convenient access to downtown, SAIT, University, and major roadways.

• Inner-city property with rare outdoor space and long-term investment value.

Crescent Heights is one of Calgary’s most established inner-city communities, known for its elevated views, mature trees, and vibrant food scene.

Built in 1979

**Essential Information**

MLS® #	A2237529
Price	\$410,000
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	Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

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

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 6th, 2025
Days on Market	3
Zoning	M-CG d72

## Listing Details

Listing Office	Top Producer Realty and Property Management
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