$639,900 - 219 12 Avenue Nw, Calgary

MLS® #A2225074

$639,900
3 Bedroom, 1.00 Bathroom, 1,034 sqft
Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

A stunning character home in the desirable inner-city community of Crescent Heights. Built in 1912 and thoughtfully updated, this 3-bedroom residence offers a perfect blend of historic charm and modern functionalityâ€”ideal for families, professionals, or anyone looking to live in one of Calgaryâ€™s most established neighborhoods.
Located just one block from Crescent Heights High School, and within walking distance to Rotary Park, the Bow River pathways, and downtown Calgary, this home provides incredible access to all the amenities and lifestyle features you could ask forâ€”while still tucked away on a quiet, tree-lined street.
Step inside to discover a warm and inviting main floor featuring original hardwood floors, detailed woodwork, and vintage architectural elements that tell a story of the homeâ€™s rich history. The bright, spacious living room flows into a generous dining areaâ€”perfect for hosting family dinners or casual get-togethers.
The renovated kitchen is both stylish and functional, boasting contemporary cabinetry, updated countertops, stainless steel appliances, and ample storage. Whether youâ€™re a home chef or just love a beautiful kitchen, this space will inspire culinary creativity.
The bathroom has also been completely redone, offering fresh finishes, upgraded fixtures, and timeless design. Upstairs,

youâ€™ll find three well-sized bedrooms filled with natural light and showcasing the homeâ€™s cozy, classic character.
Outside, enjoy the expansive south-facing backyardâ€”a rare find in the inner city! With plenty of space for outdoor entertaining, gardening, or simply enjoying the sunshine, the yard also offers potential for future development or a dream garage.
This is your opportunity to own a lovingly maintained, move-in-ready heritage home in one of Calgaryâ€™s most vibrant and walkable communities.

Built in 1912

Essential Information

MLS® #	A2225074
Price	$639,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,034
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	219 12 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0C6

Amenities

Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Crown Mold, Quartz Counters
Appliances	Dishwasher, Electric Range, Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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