

# \$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 functionality—ideal for families, professionals, or anyone looking to live in one of Calgary’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 for—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 home’s rich history. The bright, spacious living room flows into a generous dining area—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 you’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
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Parking	Double Garage Detached
# of Garages	2

## Interior

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

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

Date Listed	May 29th, 2025
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Days on Market	17
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Zoning	R-CG
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## Listing Details

Listing Office	CIR Realty
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