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**#2, 306 12 Ave NE, Calgary
Alberta T2E 1A4**

\$599,500

Property Information

Property Type	• Townhome
Property Style	• Free Hold
Beds	• 2+1
Baths	• 2.5
Taxes	• \$3,711 / 2026
Sq. Footage	• 1,312 ft
Year Built	• 2012
MLS®	• A2285419



Property Description

Immediate Possession Available. 3-bedroom, 3.5-bath townhouse. Bright open floorplan, high ceilings, Maple hardwood. Entry with walk-in closet. Living room gas fireplace, sliding doors to private back deck, single detached insulated garage. Astoria Granite countertops, stainless steel appliances (new stove), tiled backsplash, dual sinks, pantry, raised eating bar. Upper level two bedrooms, tiled en-suites, walk-in closets, skylight, ceiling fan, and convenient upper laundry. Fully finished basement with large family room, Third bedroom, rough-in fourth bathroom, storage. Air conditioning, Heat pump cooling system. Back deck BBQ's, entertaining, space for pets. Downtown, transit, shopping, restaurants, amenities.



Property Features

- Dual Kitchen Sinks
- Ensuite bathroom
- Three Levels of Development
- Hardwood Floors
- Fireplace
- Finished Basement w/ Rec Room
- Back Deck For Entertaining
- Single Detached Garage
- Living Room
- Spotless & Well Maintained



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