

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

MLS® #A2237529

\$410,000

2 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Rosedale, 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.

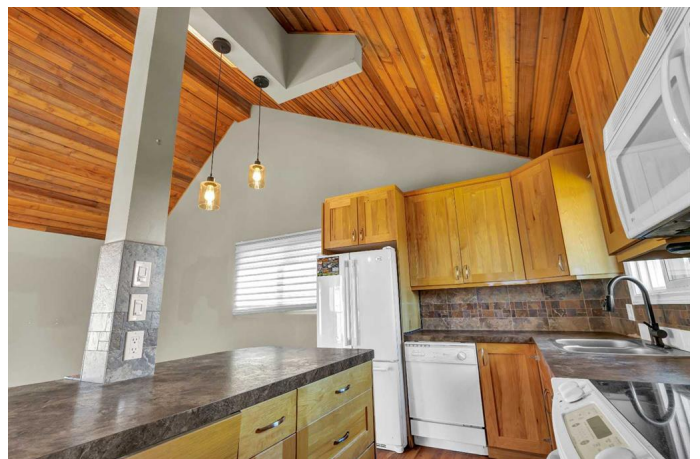
- Located between Centre Street, Edmonton Trail, and 16 Avenue—providing easy access to Downtown, Deerfoot Trail, and SAIT/University of Calgary.

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	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1B5

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Skylight(s), Vaulted Ceiling(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	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2025
Days on Market	2
Zoning	M-CG d72

Listing Details

Listing Office	Top Producer Realty and Property Management
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