

\$1,024,900 - 315 13 Avenue Nw, Calgary

MLS® #A2249036

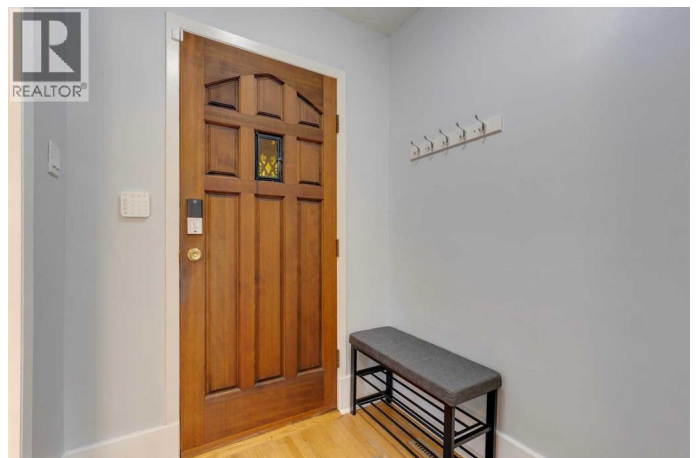
\$1,024,900

4 Bedroom, 2.00 Bathroom, 1,248 sqft

Single Family on 0.17 Acres

Crescent Heights, Calgary, Alberta

Welcome to this delightful character home perfectly situated on a 45' x 168' lot in the highly sought-after community of Crescent Heights. Offering over 2,295 sq. ft. of living space, this home sits on a quiet, tree-lined avenue—a short drive or a 15-minute walk to downtown, Prince's Island Park, the Bow River pathways, restaurants, and schools. This 4-bedroom bungalow is truly a gem with a two tiered deck, mature trees, fencing for privacy, and a cozy firepit for summer evenings. Inside, you'll find a warm and inviting layout with a spacious living and dining room, newer windows, wood burning fireplace with gas lighter, hardwood floors, and an updated kitchen well-equipped with a glass cooktop, built-in oven, fridge, microwave, and built-in slider storage. Additional features include air conditioning, blinds, an oversized 25 x 25 garage, and a south-facing treed yard to enjoy year-round. Whether you choose to move in and enjoy the comforts of inner-city living or explore its development potential, this property offers endless possibilities in one of Calgary's most desirable neighbourhoods. Book your showing today! (id:6289)



Built in 1929

Essential Information

Listing # A2249036

Price \$1,024,900

Bedrooms	4
Bathrooms	2.00
Square Footage	1,248
Acres	0.17
Year Built	1929
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	315 13 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2M0E9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Electric, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

eXp Realty



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