

315 13 Avenue NW
Calgary, Alberta

MLS # A2249036



\$1,075,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,248 sq.ft.	Age:	1929 (96 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Many Trees, Rectangu		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: TV wall mounts in living room, main bed room and basement bedroom

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!