

\$499,000 - 209 13 Avenue Ne, Calgary

MLS® #A2041698

\$499,000

2 Bedroom, 1.00 Bathroom, 618 sqft

Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

Are you thinking of building an inner-city home or looking for a great location? This 37.5 ft wide rectangular with a south backyard lot is ideally situated on a quiet tree-lined street in the sought-after community of Crescent Heights. It's zoned R-C2 allowing the redevelopment of a secondary or backyard suite. While you are planning, the property offers a quaint tiny character bungalow that's tenant occupied, and would love to stay. The home offers a large L-shaped living room and den space that leads to the back deck through the sliding patio doors. A functional kitchen and a large bath with soaker tubs complete the main level. You will find 2 bedrooms and a large laundry area in the finished basement. Not to be missed the property also have an oversized double detached garage easily rentable or possibly a foundation for a backyard suite. Bonus there's potential for a downtown view on redevelopment. Crescent Heights is a sought-after and established community with easy access to downtown, schools, amenities, and quick access to a major thoroughfare. Note: it's the buyer's responsibility to complete the due diligence for redevelopment. Ring your favourite realtor!

Built in 1943

Essential Information

MLS® #

A2041698



Price	\$499,000
Sold Price	\$465,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	618
Acres	0.10
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	209 13 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1B8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Oversized

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Low Maintenance Landscape, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation	Poured Concrete
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Additional Information

Date Listed	April 20th, 2023
Date Sold	October 30th, 2023
Days on Market	193
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	FIRST PLACE REALTY
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