

\$425,000 - 8126 13 Street Nw, Calgary

MLS® #A2087946

\$425,000

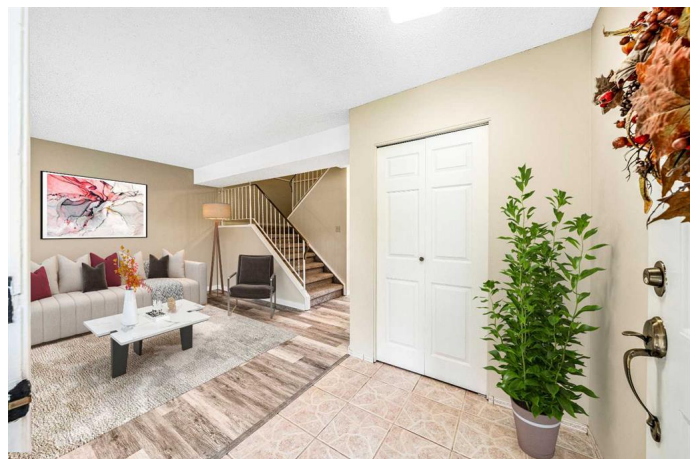
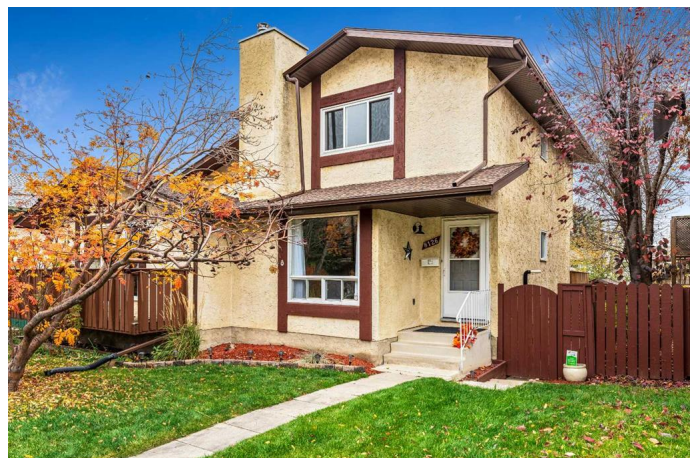
3 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Situated in the established community of Beddington Heights, this semi-detached, two-storey home offers three bedrooms, one and a half bathrooms, and a partially finished basement. The main floor has new vinyl plank flooring from the front foyer to the back eat-in kitchen/dining area. There is fresh paint throughout and new carpet upstairs and down. Upon entry you will be welcomed into the bright and spacious living room by the large wood-burning fireplace. The large front windows allow the westerly light to stream in. As you head towards the back of the house., you'll pass the refreshed 1/2 bath and the stairway leading upstairs to the sleeping quarters and a four-piece bathroom. The well laid out white kitchen has stainless steel appliances including a newer Bosch dishwasher. Patio doors off the kitchen and dining area lead to a wonderful large deck that overlooks the fully fenced back yard. The large rec room downstairs is a comfortable spot to watch TV while folding the laundry. The unfinished portion of the basement provides plenty of storage space or gives you room to grow. Most of the big ticket items are less than 10 years old except furnace (2010). This move in ready home is walking distance to Nose Hill Park and easy access to downtown via 14 St and to major roads like Country Hills Blvd., Shaganappi Trail, and Stoney Trail.

Built in 1980



Essential Information

MLS® #	A2087946
Price	\$425,000
Sold Price	\$446,350
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,076
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	8126 13 Street Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K1V9

Amenities

Parking Spaces	1
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	October 27th, 2023
Days on Market	8
Zoning	RC2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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