

\$459,900 - 1313 2 Street Nw, Calgary

MLS® #A2088306

\$459,900

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.06 Acres

Crescent Heights, Calgary, Alberta

Price dropped! This quiet corner lot bungalow offers exceptional value. Boasting 2 bedrooms and 2 full bathrooms, this well-maintained home comes complete with a fully finished basement (two flex rooms with windows), a single garage, and a convenient carport. Nestled in the heart of west Crescent Heights, it provides a spacious living room, a functional kitchen, and a dining area with a view of the backyard. Additionally, the separate entrance leads to two versatile rooms suitable for use as an office, exercise area, or for any other purpose. Notably, all basement windows are above ground level, 4 of them been replaced. The property features well-maintained aluminum blinds, and both the master bedroom and living room windows were replaced. The home also includes newer appliances, such as a fridge and dryer, and an electrical panel installed in 2005. Hardwood and laminate flooring grace the interior from the main level to the basement. This property presents various opportunities, whether you plan to live here with your family (walking distance to high school) or hold it for future development. It offers the convenience of being within walking distance to downtown and nearby schools, with a bus station just a few steps away. As you stroll along Centre Street and 16 Avenue, you'll discover a plethora of amenities, restaurants, and grocery stores. The neighbourhood features parks for leisurely enjoyment, and a short walk provides panoramic views of the downtown skyline and



the majestic Bow River, with the Rocky Mountains as a breathtaking backdrop. Please view 3D tour for more details.

Built in 1908

Essential Information

MLS® #	A2088306
Price	\$459,900
Sold Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	0.06
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1313 2 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2V9

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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Exterior

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

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 28th, 2023
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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