

\$450,000 - 8132 13 Street Nw, Calgary

MLS® #A2088854

\$450,000

4 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Just a short walk to Nose Hill Park and on a quiet street lined with detached homes, this home is perfect for anyone wanting to invest in their future. This home has TWO parking spots in front (rare), a private garden in the back, and a large one-bedroom basement suite (illegal) that is as bright and spacious. The lower level features large windows in the living area, a sleek 3-piece bathroom, professionally cleaned carpet, and a wet bar/kitchenette that is the perfect separate living space for a family member or people that don't cook much! The upstairs has a traditional layout with three bedrooms and a 4-piece bathroom. It has a large pantry opposite the front closet that could easily fit a laundry room and/or additional bathroom. It had all new windows and doors (except in the kitchen) installed upstairs last year, updated lighting, and has been very well-maintained. In the back is a fully-fenced yard with an eating area and a private peaceful garden. Located in the NW (and best) quadrant of the City, Beddington Heights has easy access to downtown and major thoroughfares. Hot water tank (2023), furnace (2018).

Built in 1980

Essential Information

MLS® # A2088854

Price \$450,000



Sold Price	\$494,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	8132 13 Street NW
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1V9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Off Street, Parking Pad, Paved, Permit Required

Interior

Interior Features	Bar, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation	Poured Concrete
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Additional Information

Date Listed	October 20th, 2023
Date Sold	November 26th, 2023
Days on Market	37
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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