

\$899,999 - 13 Cathedral Road Nw, Calgary

MLS® #A2112359

\$899,999

3 Bedroom, 1.00 Bathroom, 1,277 sqft

Residential on 0.22 Acres

Banff Trail, Calgary, Alberta

Welcome to 13 Cathedral Road, a beautiful and well-maintained home located in the heart of Banff Trail with a massive west-facing backyard that overlooks Cathedral Road Park. This 1200-plus square foot, three-bedroom bungalow is in exceptional condition and boasts a dining room that joins the living room with stunning views of the rear yard and the park in front of the home. The attached single-car garage provides an opportunity for added interior square footage if desired. Banff Trail is one of the best areas to live in, and multi-million dollar home redevelopments are taking place on every street. This property is situated just minutes away from downtown, the University of Calgary, SAIT, North Hill Mall, McMahon Stadium, Foothills Hospital, Children's Hospital, trendy University district, parks, and much more, offering convenience and tranquility. All levels of schools are within a few steps from this amazing location. This gem of a property has an enormous lot size that offers many different opportunities. The basement is a blank canvas that's ready for your creative ideas.

Built in 1956

Essential Information

MLS® # A2112359

Price \$899,999

Sold Price \$935,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,277
Acres	0.22
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	13 Cathedral Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4K4

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2024
Date Sold March 12th, 2024
Days on Market 4
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Mission Real Estate

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