

\$999,900 - 311 13 Avenue Nw, Calgary

MLS® #A2112990

\$999,900

4 Bedroom, 3.00 Bathroom, 1,761 sqft

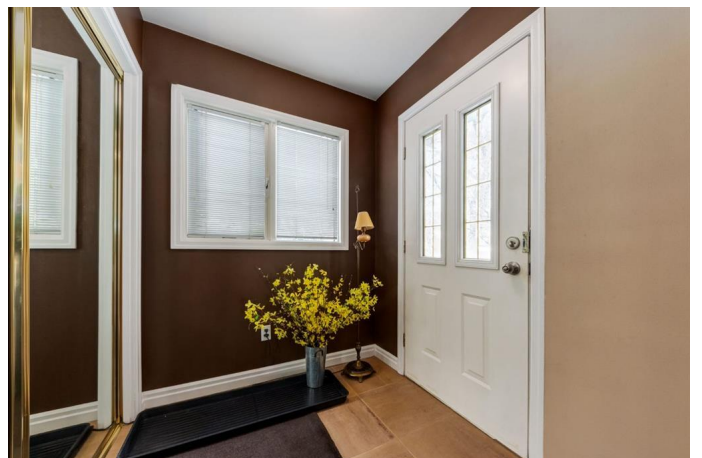
Residential on 0.17 Acres

Crescent Heights, Calgary, Alberta

Nestled in the charming Crescent Heights neighborhood, this home boasts picturesque curb appeal on a tree-lined street. Enclosed by mature catoneaster hedges and featuring a classic gated entry, its allure captivates you long before you step inside. Situated on an expansive 167-foot deep lot with a sunny south-facing backyard, this property offers a true inner-city oasis. The spacious pergola-covered back deck seamlessly transitions into a meticulously landscaped yard and garden, showcasing mature perennial flowers that bloom beautifully in spring.

Upon entering, you'll be greeted by 1930s charm infused with modern upgrades, reflecting decades of meticulous ownership. Impeccably refinished oak hardwood floors, pristine paintwork, and a thoughtfully designed functional floor plan create a welcoming ambiance throughout. The living room exudes warmth with a classic fireplace featuring a natural gas insert, complemented by a wall of windows that bathe the home in natural light. Adjacent is a formal dining room, perfect for entertaining guests.

The kitchen has been completely remodeled with rich wood cabinets and a stainless steel appliance set, offering both style and functionality. Two bedrooms on the main floor, along with a renovated full bathroom, provide ample accommodation. Upstairs, the primary bedroom awaits, boasting vaulted ceilings and



generous space for a second home office or bonus area. The ensuite bathroom boasts a spacious tub, a high-end enclosed shower, and convenient upper-level laundry facilities with newer high end washer and dryer.

The fully developed basement adds versatility with a fourth bedroom and third bathroom. Built-ins accommodate an at-home office, while an adjoining classic recreation room features a second gas fireplace. Ample storage space is provided, along with a new furnace, a new hot water tank, and an oversized two-car garage.

Don't hesitate – seize this opportunity before it's gone. This meticulously maintained home won't stay on the market for long.

Built in 1930

Essential Information

MLS® #	A2112990
Price	\$999,900
Sold Price	\$1,070,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,761
Acres	0.17
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	311 13 Avenue Nw
Subdivision	Crescent Heights

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0E9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Breakfast Bar, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 18th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.