

\$899,900 - 2908 13 Avenue Nw, Calgary

MLS® #A2120282

\$899,900

4 Bedroom, 2.00 Bathroom, 1,141 sqft

Residential on 0.15 Acres

St Andrews Heights, Calgary, Alberta

In the heart of St. Andrews Heights is this lovely 4 bedroom bungalow just a few short blocks to the Foothills Medical Centre & new Arthur J.E. Child Comprehensive Cancer Centre. Located on this 53x120ft lot, this fully finished 1950s home has a new roof (in 2021), 2 full baths, loads of parking & fenced backyard with storage shed & deck. Main floor has huge Southwest-facing living room with big window, eat-in kitchen with great cabinet space & Kenmore/Maytag appliances, 3 bedrooms & full bath with granite-topped vanity. Lower level is finished with a super-sized 4th bedroom, bathroom with shower & rec room with wet bar, along with storage room with built-in shelving & laundry/utility room with cold storage closet. The furnace was also just recently serviced. No shortage of parking with a 24x22 detached garage & adjoining single parking pad in the back as well as another parking pad for 2 more cars in the front. Prime for redevelopment or renovation, in this exclusive community at the crossroads of the TransCanada Highway & Crowchild Trail, providing quick & easy access to the University of Calgary, all areas schools & shopping, McMahon Stadium, transit & downtown.

Built in 1954

Essential Information

MLS® #

A2120282



Price	\$899,900
Sold Price	\$905,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,141
Acres	0.15
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2908 13 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1M2

Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Faces Rear, Parking Pad, Unpaved

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, Separate Entrance, Storage, Wet Bar
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2024
Date Sold	April 10th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.