

\$829,900 - 1720 13 Avenue Nw, Calgary

MLS® #A2129793

\$829,900

4 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Opportunity Alert! Whether for investment or to make your own home, this is the one!! It is not often that a gorgeous home like this comes on the market and with a lot 50' WIDE x 120' lot in the coveted neighbourhood of Hounsfield Heights/Briar Hill. This home has been meticulously cared for with many upgrades and renovations while maintaining the home's amazing 50's era vibe with custom vintage detail throughout. Upon entering the home, you are met with gleaming hardwood floors and large bright windows creating a welcoming warmth of natural light. With 2 bedrooms and a recently renovated bathroom upstairs, a lovely kitchen leading into a beautiful dining room with a large window framing the view of the beautiful backyard. Leading down to the basement with INFLOOR HEAT, you will find another 2 bedrooms and full bathroom as well as a large living space that is great for your kiddos to hang out or perfect for nanny-living. This home has been smartly designed with upgraded HVAC, plumbing, electrical and insulation for increased efficiency and offers A/C for those warm days as well as upgraded energy-efficient windows. Newer ROOF(2020), NEW Tankless Hot Water System(2022), Main Floor Upgrading Renovations(2016), Basement Upgrading Renovations(2009) The large backyard is your own private garden oasis with many mature trees providing lovely shade and places to sit and enjoy its beauty. A screened-in gazebo is the perfect place for the



BBQ's and outdoor entertaining. A large over-sized single car garage with a new garage door provides plenty of space to store your vehicle as well as bikes, gear and yard equipment. Walking distance to the LRT, SAIT, Jubilee Auditorium, shopping and more. Whether for investment, a revenue property or your forever home, this is the perfect house! Contact your favorite realtor today for your own private showing!

Built in 1952

Essential Information

MLS® #	A2129793
Price	\$829,900
Sold Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	975
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1720 13 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1L1

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	June 21st, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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