

\$949,900 - 2608 13 Avenue Nw, Calgary

MLS® #A2134592

\$949,900

3 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.18 Acres

St Andrews Heights, Calgary, Alberta

This is the lot you have been waiting for!
Located in St Andrews Heights, 7922 sq ft. lot.
Imagine what you could build on here or take this 1397 sq ft house with a quadruple heated garage and you can make it your dream home. As the house stands, you have 3 bedrooms, 2.5 baths, including a 3 piece ensuite bath, a main floor laundry, and some cool Retro designs. This is a house; you will think twice about. The possibilities here are endless. Maybe you love the house just the way it is. There is a fantastic yard, already developed. Fencing is all PVC, no maintenance. The house is immaculate inside. Located in the desirable neighbourhood of St Andrews Heights, you can walk to the Foothills hospital, the university, the new Cancer Center, McMahon Stadium, Foothills Athletic Park, River pathways. With incredible access to Downtown, minutes to being on the highway to the Mountains. This is a house and lot you need to see, book your showing today!

Built in 1954

Essential Information

MLS® #	A2134592
Price	\$949,900
Sold Price	\$910,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,397
Acres	0.18
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2608 13 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1L9

Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Garage Faces Front, Quad or More Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Dry Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Decorative, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Street Lighting, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 6th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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