

\$819,900 - 1835 13 Avenue Nw, Calgary

MLS® #A2138071

\$819,900

5 Bedroom, 2.00 Bathroom, 1,416 sqft
Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

50 x 120 CORNER LOT! Charming vintage bungalow nestled in the heart of Briar Hill. This delightful property seamlessly blends classic architecture with modern conveniences, offering a perfect retreat for those who appreciate character and comfort.

Situated in a prime location, this home is just minutes away from SAIT, North Hill Centre, and an array of amenities, making it ideal for both families and professionals.

3 spacious bedrooms up and 2 down with ample closet space and large windows that fill each room with natural light. 2 full bathrooms embrace a retro vibe.

A cozy living room featuring original hardwood floors, perfect for relaxing or entertaining guests.

A well-appointed kitchen with appliances, generous counter space, and plenty of cabinetry for storage.

An adjacent dining area that flows effortlessly from the kitchen, creating a warm and inviting space for meals. A fully finished basement with a versatile recreation room, 2 additional bedrooms, and a full bathroom, providing extra living space or a potential rental opportunity.

A private, fenced backyard with mature trees and a patio area, ideal for summer barbecues and outdoor enjoyment. A double detached garage and additional street parking available. Close proximity to parks, schools, and public transit, easy access to downtown Calgary. Surrounded by vibrant community amenities including cafes, restaurants, and shops.



Don't miss this rare opportunity to own a piece of Calgary's history with this charming bungalow. Whether you're looking for your forever home or a valuable investment property, this offers endless possibilities.

Built in 1954

Essential Information

MLS® #	A2138071
Price	\$819,900
Sold Price	\$916,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,416
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1835 13 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1L4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Side, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier
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Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 14th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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