

\$825,000 - 1331 Hamilton Street Nw, Calgary

MLS® #A2141244

\$825,000

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.16 Acres

St Andrews Heights, Calgary, Alberta

Investor/Developer Alert! Location, Location, Location! Welcome to exclusive St. Andrew's Heights! This property is on a quiet street, minutes from the University of Calgary, Foothills & Children's Hospitals, McMahon Stadium, and downtown.

The home features gleaming hardwood, a beautiful kitchen with a gas range and granite countertops, a dining area, and a large living room with a huge front window. It includes a master retreat, two children's bedrooms, and a shared 4pc bath. Downstairs has a den/study, a massive rec room, a 3pc bath with a large walk-in shower, a storage area, and laundry. The fully landscaped, terraced yard is perfect for summer BBQs. A short walk offers stunning downtown skyline views.

Purchase to develop or live in and watch your investment grow! Call today!

Built in 1954

Essential Information

MLS® #	A2141244
Price	\$825,000
Sold Price	\$810,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.16



Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1331 Hamilton Street Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3W6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Gas Cooktop, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	August 12th, 2024
Days on Market	58
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Power Properties

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