

# \$599,999 - 204 13 Avenue Ne, Calgary

MLS® #A2141509

**\$599,999**

2 Bedroom, 1.00 Bathroom, 984 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Fantastic location in the heart of Crescent Heights. Investors alert! This 983 sq ft bungalow has been already taken down to the studs. Seller has an engineer report a floor plan for the planned renovations.( See supplements.) Exterior is stucco and wood frame. The basement is down to the studs as well and has the laundry situated in basement. The furnace is forced air but has been disconnected for now and is the original furnace. It will need to be replaced. The deck was re built 2 years ago in vinyl planks. There is a single detached garage that was installed 2 years ago. This property can be renovated or can be torn down and another property put up. Windows and doors have not been installed but are located inside the property. Windows and doors are not included but are negotiable. Please see the engineers report in the supplementary documents. Please note that the garage and renovations have been permitted but now expired. The RPR doesn't have the garage on it but Seller wants the RPR taken as is. There is settling in the basement which is shown in the engineers report.. All appliances will remain inside the home but sold as is. Please note that although the measurements show there is one bathroom and 2 bedrooms this is just an estimate and they are not physically there. Room dimensions are based on the existing framing currently inside the house. Don't miss this amazing opportunity.



Built in 1914

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2141509    |
| Price          | \$599,999   |
| Sold Price     | \$525,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 984         |
| Acres          | 0.07        |
| Year Built     | 1914        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 204 13 Avenue Ne |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1B7          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

**Interior**

|                   |                  |
|-------------------|------------------|
| Interior Features | See Remarks      |
| Appliances        | See Remarks      |
| Heating           | Forced Air       |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

**Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Rectangular Lot |
| Roof            | Asphalt Shingle |
| Construction    | Wood Frame      |
| Foundation      | See Remarks     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2024 |
| Date Sold      | July 10th, 2024 |
| Days on Market | 25              |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Diamond Realty & Associates L |
|----------------|-------------------------------|



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