

\$839,900 - 443 13 Street Nw, Calgary

MLS® #A2152893

\$839,900

4 Bedroom, 1.00 Bathroom, 1,099 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

This well-maintained and upgraded character home in the prime location of Hillhurst boasts distinctive architectural features, historical charm, and a well-appointed layout that you'll want to call home. The kitchen features ample cabinets and (granite) counter space, stainless steel appliances, and a pantry. It opens to the full-sized dining area and living room, creating an ideal space for entertaining. The home includes three full-sized bedrooms and an upgraded 4-piece bathroom with a deep soaker tub. The partially developed basement with one bedroom (non-egress window) offers endless potential for development according to your needs. The outdoor living space in the west-facing backyard and the oversized double detached garage are standout features. Notable features and upgrades include a separate entrance, a 30'x 136' M-CG lot, shingles (2012), kitchen and bathroom renovations (2015/2010), high-efficiency furnace (2010), electrical (new panel & re-wiring 2013) and attic insulation (2013), sewer liner (2023), as well as exterior paint (2021) and interior paint (2024). Living here, you'll have walkable access to local amenities, schools, downtown, the Bow River pathways, and easy access to Kensington, bus routes, LRT stations, and major thoroughfares to navigate the city. This home offers high quality, convenience, and a prime location.

Built in 1920



Essential Information

MLS® #	A2152893
Price	\$839,900
Sold Price	\$805,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,099
Acres	0.09
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	443 13 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Z3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Paved
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 16th, 2024
Days on Market	21
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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