

\$895,000 - 221 13 Avenue Nw, Calgary

MLS® #A2162235

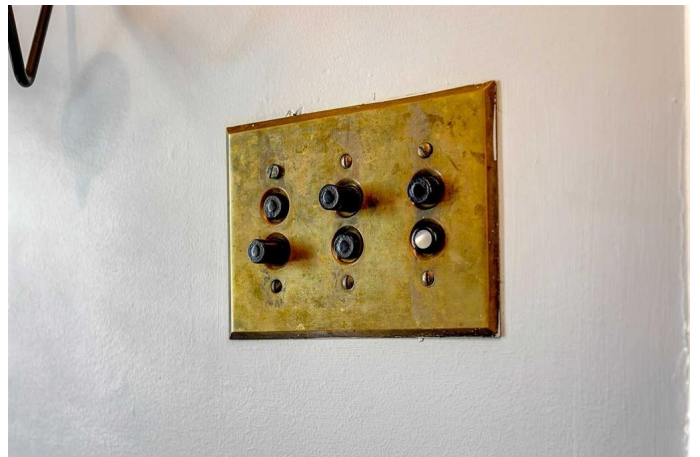
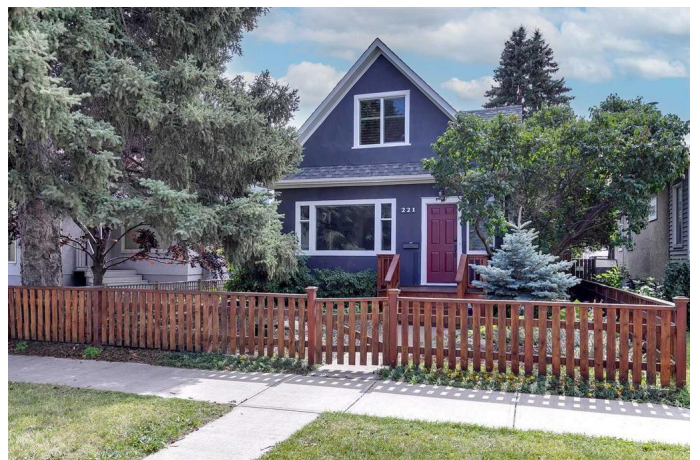
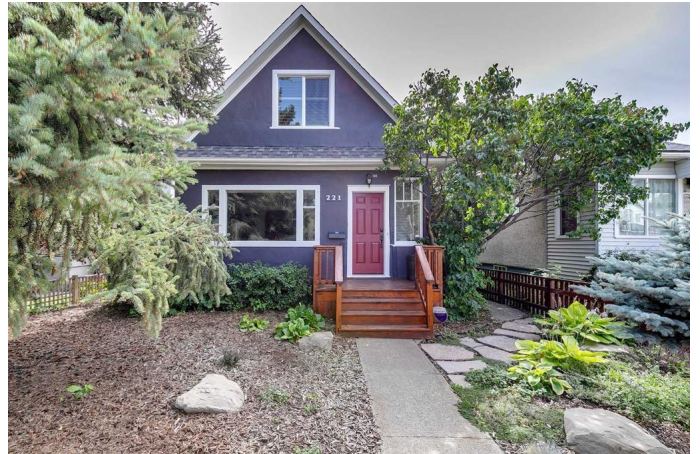
\$895,000

2 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.15 Acres

Crescent Heights, Calgary, Alberta

Nestled in the vibrant neighbourhood of Crescent Heights, this beautifully renovated 1912 house effortlessly blends classic charm with modern comforts. Situated just a stone's throw from the scenic Bow River, this home provides an idyllic setting for both tranquility and urban convenience. The moment you step inside, the timeless character of the original architecture is evident, yet, every detail of the renovation has been meticulously considered to offer the luxuries of contemporary living. The spacious open-concept living area has abundant natural light, allowing a great space for entertaining guest or enjoying for yourselves. The updated kitchen is a chef's dream, featuring built-in Thermador professional stainless steel appliances, large kitchen island, and ample storage space, seamlessly merging function with style. Upstairs there are two well sized bedrooms and a modern 3-piece bathroom creating a stunning retreat. With a large fully developed basement offering room for a family/tv room, gym, and already created 4-piece bathroom this house makes thoughtful use of every square foot. A newly built garage and parking pad adds both practicality and convenience, offering ample storage and parking space, a rare find in this historic part of the city. The large inter-city property's location is one of its greatest assets, positioned within walking distance of lush parks, where walking trails along the Bow River invite morning jogs and evening strolls.



Enjoy living steps away from Calgary’s bustling downtown while still enjoying the serenity of a neighbourhood that feels a world apart. This house is not just a place to live; it’s a lifestyle—one that allows embracing everything the downtown core and Bow River pathways has to offer, well enjoying the quiet neighbourhood retreat that Crescent Heights is. Whether you’re sipping your morning coffee on the front porch or hosting a summer barbecue in the landscaped backyard, every moment here feels like home.

Built in 1912

Essential Information

MLS® #	A2162235
Price	\$895,000
Sold Price	\$895,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.15
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	221 13 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0E6

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Off Street, Parking Pad

Interior

Interior Features	Built-in Features, French Door, High Ceilings, Kitchen Island, No Smoking Home, See Remarks
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 14th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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