\$798,900 - 335 13 Street Nw, Calgary

MLS® #A2205918

\$798,900

3 Bedroom, 2.00 Bathroom, 904 sqft Residential on 0.10 Acres

Hillhurst, Calgary, Alberta

Welcome to this charming and inviting single-detached home, nestled in the heart of Hillhurst Kensington. This delightful residence features 3 spacious bedrooms and 2 well-appointed bathrooms, offering the perfect blend of comfort and convenience. Ideally situated in one of Calgary's most sought-after neighborhoods, this home places you in the Northwest quadrant, just a 5 minute drive to downtown and only a 10 minute walk to the nearby C-Train station, making commuting a breeze.

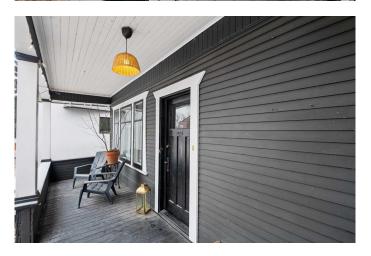
Whether you're seeking a cozy place to live or envisioning building your dream home, this property is an excellent choice. Step outside, and you'II find yourself surrounded by a variety of independent shops, trendy restaurants, cozy pubs and local cafes, all within easy reach.

For those who enjoy the outdoors, you can take a peaceful stroll along the scenic Bow River, or simply enjoy the vibrant streets of Hillhurst Kensington. This home truly offers the best of urban living with a touch of nature's tranquility.

Experience the perfect fusion of comfort, style and convenience in this exceptional property, where every day feels like HOME.







Built in 1912

Essential Information

MLS® # A2205918 Price \$798,900

Bedrooms 3 2.00 Bathrooms Full Baths 2 Square Footage 904

Acres 0.10 Year Built 1912

Type Residential Sub-Type Detached

Style Bungalow, Up/Down

Status Active

Community Information

Address 335 13 Street Nw

Subdivision Hillhurst City Calgary County Calgary Province Alberta Postal Code T2N1Z3

Amenities

Parking Spaces 1

Parking Alley Access, Single Garage Detached

1 # of Garages

Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes # of Fireplaces 1

Living Room, Mantle, Wood Burning Fireplaces

Has Basement Yes

Full, Partially Finished Basement

Exterior

Exterior Features Private Yard Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 12

Zoning M-CG

Listing Details

Listing Office CIR Realty

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