\$1,024,900 - 315 13 Avenue Nw, Calgary

MLS® #A2249036

\$1,024,900

4 Bedroom, 2.00 Bathroom, 1,248 sqft Residential on 0.17 Acres

Crescent Heights, Calgary, Alberta

Welcome to this delightful character home perfectly situated on a 45' x 168' lot in the highly sought-after community of Crescent Heights. Offering over 2,295 sq. ft. of living space, this home sits on a quiet, tree-lined avenueâ€"a short drive or a 15-minute walk to downtown, Prince's Island Park, the Bow River pathways, restaurants, and schools. This 4-bedroom bungalow is truly a gem with a two tiered deck, mature trees, fencing for privacy, and a cozy firepit for summer evenings. Inside, you'II find a warm and inviting layout with a spacious living and dining room, newer windows, wood burning fireplace with gas lighter, hardwood floors, and an updated kitchen well-equipped with a glass cooktop, built-in oven, fridge, microwave, and built-in slider storage.

Additional features include air conditioning, blinds, an oversized 25 x 25 garage, and a south-facing treed yard to enjoy year-round. Whether you choose to move in and enjoy the comforts of inner-city living or explore its development potential, this property offers endless possibilities in one of Calgary's most desirable neighbourhoods. Book your showing today!







Built in 1929

Essential Information

MLS® # A2249036 Price \$1,024,900 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,248

Acres 0.17

Year Built 1929

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 315 13 Avenue Nw

Subdivision Crescent Heights

City Calgary

County Calgary

Province Alberta

Postal Code T2M 0E9

Amenities

Parking Spaces 2

Parking Double Garage Detached, Oversized

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop,

Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas Starter, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Many Trees,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2025

Days on Market 55

Zoning R-CG

Listing Details

Listing Office eXp Realty

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