

# \$1,075,000 - 315 13 Avenue Nw, Calgary

MLS® #A2249036

**\$1,075,000**

4 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.02 Acres

Crescent Heights, Calgary, Alberta

\* OPEN HOUSE, this Saturday, 1-4PM \*

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 avenue—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'll 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.

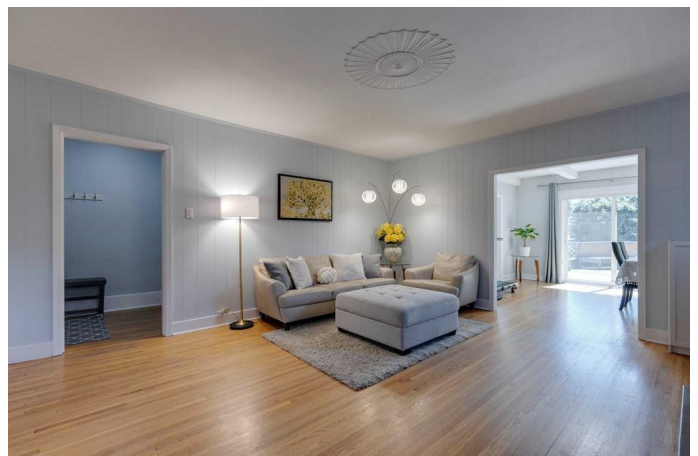
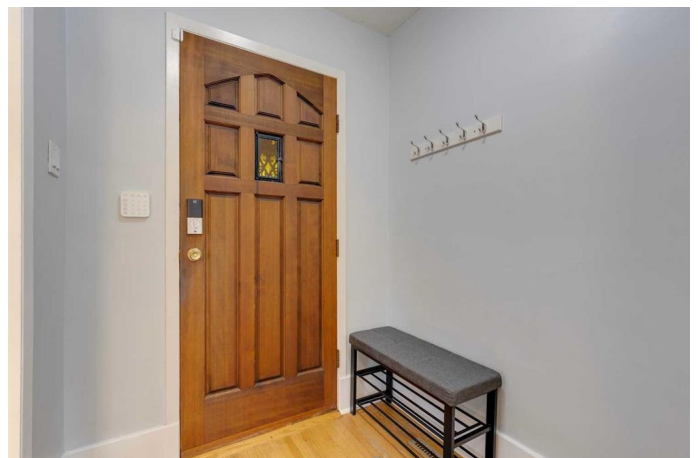
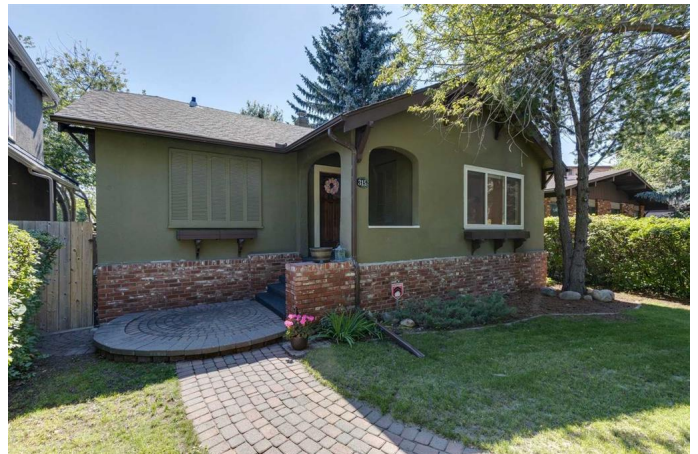
Additional features include air conditioning, blinds, an oversized 25 x 25 garage, and a south-facing treed yard to enjoy year-round. Whether you choose to move in and enjoy the comforts of inner-city living or explore its development potential, this property offers endless possibilities in one of Calgary's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

Built in 1929

## Essential Information

MLS® #

A2249036



Price	\$1,075,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.02
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	Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
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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	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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