# \$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.

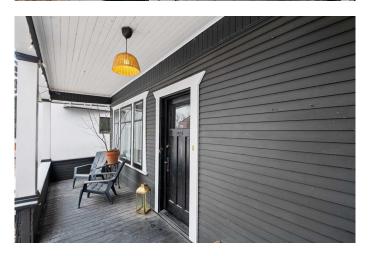
Whether you're seeking a cozy place to live or envisioning building your dream home, this property is an excellent choice. Step outside, and you'II find yourself surrounded by a variety of independent shops, trendy restaurants, cozy pubs and local cafes, all within easy reach.

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
Bathrooms 2.00
Full Baths 2
Square Footage 904

Acres 0.10 Year Built 1912

Type Residential Sub-Type Detached

Style Up/Down, Bungalow

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

# of Garages 1

#### 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

Fireplaces Living Room, Mantle, Wood Burning

Has Basement Yes

Basement Full, Partially Finished

#### **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 7

Zoning M-CG

# **Listing Details**

Listing Office CIR Realty

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