

335 13 Street NW
Calgary, Alberta

MLS # A2205918



\$798,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	904 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Garage door opener

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'll 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.