

# \$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

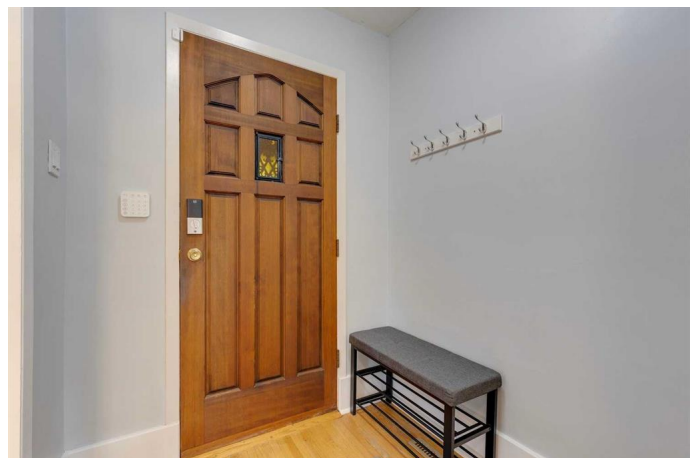
Crescent Heights, Calgary, Alberta

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 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  | \$1,024,900 |



|                |             |
|----------------|-------------|
| 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 |
| Community   | 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 | 66                |
| Zoning         | R-CG              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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