

\$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

****Open House this Saturday April 5th From 1pm To 3pm**** 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.

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 | Bungalow, Up/Down |
| 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 | 3 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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