

# \$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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