

# \$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'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 | 9               |
| Zoning         | M-CG            |

### **Listing Details**

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

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