

\$1,075,000 - 315 13 Avenue Nw, Calgary

MLS® #A2249036

\$1,075,000

4 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.17 Acres

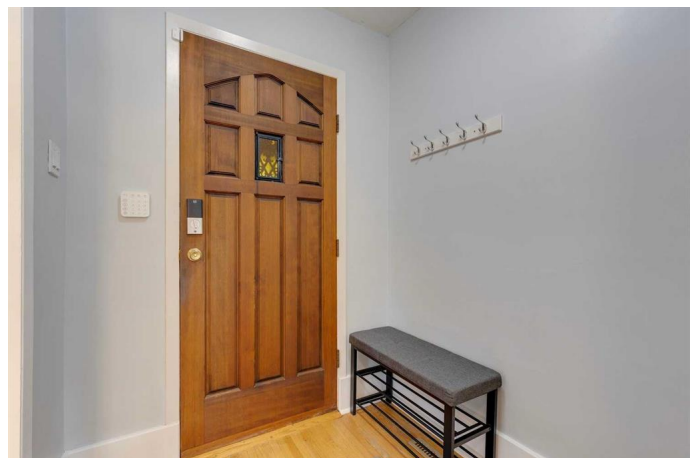
Crescent Heights, Calgary, Alberta

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	\$1,075,000



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
Subdivision	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	Wood Burning, Gas Starter
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	8
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.