



452 13 Street NW  
Calgary, Alberta

MLS # A2294833



**\$1,325,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,298 sq.ft.	<b>Age:</b>	1927 (99 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Tre		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vaulted Ceiling(s)

**Inclusions:** features in yard, garage items, some furniture perhaps

OPEN HOUSE TOMORROW SAT., MAY 3RD 130-330.. Okay, there hasn't been a home come on the market in Kensington like this home for a awful long time. This home features 2300 square feet above grade plus a fully developed lower level and sits on a very rare 37 foot wide lot on a quiet street close to all the amenities. There have been extensive renovations over the years and it is totally ready to move right in. The traditional floor plan features a formal living and dining room plus a huge kitchen with a eating nook, main floor den with a separate entrance and hardwood and tile floors all throuhout. The upper level has an awesome master bedroom complete with a 5 piece SPA LIKE ensuite steam shower, bidet, walk in closet and a skylight , two more Large bedrooms one of which has a Murphy bed built in, 4 piece bath and separate laundry plus it has hardwood floors all through out. There are many large windows in this home and plenty of skylights which makes for a very bright home. Central air in the Upper level as well.The lower level is a real gem, wide open family room with fireplace and a wet bar. large bedroom with a Murphy bed built in plus a separate flex room and bathroom. Another interesting feature is the cold room, great for storage, wine room, etc. The kitchen is a real treat in this home, it is huge with beautiful cabinetry, granite counters, tile floors and upgraded appliances, pantry, separate breakfast nook and a huge window looking into the well landscaped back yard which features many perennials including quite a few different fruit trees, APPLE, CHERRY, APRICOT AND PEAR and they are all very good producers plus there are rain barrels everywhere. Check out the large deck off the kitchen and also the welcoming front porch.The garage is 24 feet wide with power and a high ceiling. Some of the many recent upgrades include newer HE

furnaces, newer hail resistant shingles, Solar panels to cut down on electricity bills, gas fireplaces in living room and lower level. This is a beautiful family home and has one of the largest lots in the area which is a real bonus.. Kensington is one of the most highly sought after neighbourhoods in the city, it is also one of the most walkable communities that you will find. Walk to shops, restaurants, schools, parks, pool, transit, banks, easy walk into downtown and to Sait, Etc. THIS IS NOT A COOKIE CUTTER INFILL HOME, IT HAS TONS OF CHARACTER AND IS WORTH A GOOD LONG LOOK. Just move in and enjoy.