



GRASSROOTS
REALTY GROUP

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1334 Hamilton Street NW
Calgary, Alberta

MLS # A2314820



\$1,089,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

OPEN HOUSE SUNDAY, JULY 12 - 2PM TO 4PM. Thoughtfully updated and meticulously maintained, this classic St. Andrews Heights bungalow offers space, flexibility, and timeless appeal. Offering 1,345 sq ft on an oversized 54' x 134' lot, this lovingly cared for home combines the durability and character of a classic bungalow with the comfort of thoughtful modern updates. Set on a quiet, tree-lined street with mature landscaping and excellent curb appeal, you're just steps to parks, pathways, and schools, with quick access to Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, and downtown. Inside, the bright and functional main floor layout features hardwood floors, an expanded living room with a wall of windows overlooking the backyard, and an updated kitchen with maple cabinetry, generous counter space, pantry, and a central island with seating. A spacious dining area connects seamlessly to the living space, while three bedrooms and an updated 4-piece bath complete the level. The fully developed basement adds two additional bedrooms, a 3-piece bath, ample storage, and a large rec room—offering excellent flexibility for family, guests, hobbies, or home office needs. Extensive updates over the years, including windows, appliances, and furnace, provide true move-in ready confidence. The oversized lot and double detached garage offer immediate enjoyment today, along with future potential down the road. A rare opportunity in one of Calgary's most established and desirable inner-city communities.