



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1811 13 Avenue NW
Calgary, Alberta**

MLS # A2315315



\$975,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,780 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to 1811 13 Avenue NW, a property where timeless character, architectural presence, and future potential collide in one of Calgary's most prestigious inner-city communities. Situated on an expansive 50' x 120' corner lot with sought-after R-CG zoning, this Briar Hill residence offers nearly 6,000 sq. ft. of land in a location surrounded by luxury redevelopment, while still preserving the warmth and charm of an established family home. From the moment you arrive, the home radiates curb appeal and personality. Inside, the thoughtfully designed split-level layout creates a seamless blend of formal and casual living spaces, ideal for both entertaining and everyday life. A bright formal living and dining area welcomes you off the main foyer, while the opposite wing offers privacy for secondary bedrooms and bathrooms. At the heart of the home is a beautifully updated kitchen designed to impress; equal parts stylish and functional, flowing effortlessly into the sunny breakfast nook overlooking the dramatic family room below. Here, soaring vaulted ceilings and a full-height wood-burning fireplace create a stunning architectural focal point rarely found in homes of this era. The professionally designed rear addition completely transforms the home, introducing an expansive open-concept family room and a luxurious private primary retreat complete with a spa-inspired ensuite. The partially developed basement adds additional flexibility with a stylish full bathroom, recreation space, and double French doors creating endless possibilities for a media room, gym, or guest area. Outside, the oversized southwest-facing yard and expansive deck extend the living experience outdoors, while the perfectly positioned double detached garage maximizes both privacy and usable yard space. Located just minutes to downtown, SAIT, University of Calgary,

Foothills Hospital, Kensington, the LRT, and some of Calgary's best shopping and dining, this is more than just a home — it's an opportunity to own in one of Calgary's most desirable and evolving communities. Rarely do properties combine this level of charm, lot size, redevelopment potential, and location all in one.