



GRASSROOTS
REALTY GROUP

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1836 13 Avenue NW
Calgary, Alberta

MLS # A2350385



\$839,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1951 (75 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Welcome to this lovely bungalow with a legal suite, nestled in the desirable and family-friendly community of Briar Hill/Hounsfield Heights. With basement renovated a few years ago, this home offers over 1,900 sq. ft. of developed living space and a functional layout for comfortable family living or investment potential. The open-concept main floor features a spacious family room with large windows that fill the space with an abundance of natural light. The kitchen offers ample cabinetry and quality appliances, while the adjacent dining area provides a welcoming space for family meals and entertaining guests. The generously sized primary bedroom, an additional bedroom, a 4-piece bathroom, and a convenient laundry room complete the main level. The fully finished basement extends the living space with three additional bedrooms, a 4-piece bathroom, a spacious family room, and a well-appointed eat-in kitchen, offering excellent flexibility for extended family, guests, or rental income. The legal suite is currently being painted and updated. Outside, the fenced backyard provides an ideal space for outdoor gatherings, relaxation, and enjoying the sunshine. Enjoy an excellent location just steps to the LRT, Library, and North Hill Centre, and minutes from downtown, SAIT, the University of Calgary, Foothills Medical Centre and Kensington. With convenient access to major amenities, transit, schools, shopping, and dining, this home offers exceptional inner-city convenience. Ideal for investors seeking excellent cash flow as a rental property, with the added potential for future development. Don't miss this great opportunity—book your private showing today!