

2915 13 Avenue NW
Calgary, Alberta

MLS # A2330680



\$999,999

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: White Freezer in basement can be ex/included

A very rare inner-city opportunity, St. Andrews Heights is a small, established community perched above the Bow River & minutes from downtown, a short drive to the University of Calgary, Market Mall and Alberta Children's Hospital, and just a 4-minute walk to Foothills Medical Centre and 10-minute walk to McMahon Stadium. Unlike most of its NW neighbours, it has remained built out almost entirely with single-family homes, giving the area a low-density, established character that's increasingly hard to find this close to the core & making this 1954 bungalow, set on a sunny, south-facing 49' x 120' rectangular lot with back lane access, and two mature trees, a rare find in a community defined by scarcity rather than turnover: Live in it immediately, renovate at your own pace, or as the foundation for something new. The home itself is genuinely move-in ready. The main floor opens into a bright, generously sized living room with large windows, flowing into a dining area built for family gatherings and a kitchen with granite counters, plenty of cabinetry, and a sunny solarium/breakfast nook off it & ideal for a morning coffee or an evening glass of wine. Three bedrooms, including the primary, share the main level along with a 3-piece bath and a flexible office just off the rear entrance. Downstairs, a 2016 basement renovation added a large recreation/games room, a fourth bedroom, a 3-piece bath, laundry, and ample storage. Outside, a fenced, south-facing backyard and patio are ready for entertaining, backed by a dreamy double detached garage with bonus storage/work area and a double parking pad & four vehicle spaces in total, another rarity. For builders and developers, the appeal runs just as deep: a full-width lot in an established, low-turnover community that has almost remained overwhelmingly single-family, offering flexibility to

hold, renovate, or redevelop on your own timeline (buyer/developer to confirm specific development potential with the City of Calgary). Whether the plan is to move in this year or build for the future, this address offers a rare combination of livability today and long-term upside that St. Andrews Heights seldom puts on the market.