

# \$798,900 - 335 13 Street Nw, Calgary

MLS® #A2205918

**\$798,900**

3 Bedroom, 2.00 Bathroom, 904 sqft  
Residential on 0.10 Acres

Hillhurst, Calgary, Alberta

Welcome to this charming and inviting single-detached home, nestled in the heart of Hillhurst Kensington. This delightful residence features 3 spacious bedrooms and 2 well-appointed bathrooms, offering the perfect blend of comfort and convenience. Ideally situated in one of Calgary's most sought-after neighborhoods, this home places you in the Northwest quadrant, just a 5 minute drive to downtown and only a 10 minute walk to the nearby C-Train station, making commuting a breeze.

Whether you're seeking a cozy place to live or envisioning building your dream home, this property is an excellent choice. Step outside, and you'll find yourself surrounded by a variety of independent shops, trendy restaurants, cozy pubs and local cafes, all within easy reach.

For those who enjoy the outdoors, you can take a peaceful stroll along the scenic Bow River, or simply enjoy the vibrant streets of Hillhurst Kensington. This home truly offers the best of urban living with a touch of nature's tranquility.

Experience the perfect fusion of comfort, style and convenience in this exceptional property, where every day feels like HOME.

Built in 1912

## Essential Information



MLS® #	A2205918
Price	\$798,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.10
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Up/Down, Bungalow
Status	Active

### Community Information

Address	335 13 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1Z3

### Amenities

Parking Spaces	1
Parking	Alley Access, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	5
Zoning	M-CG

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.