



**GRASSROOTS**  
REALTY GROUP

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2602 13 Avenue NW  
Calgary, Alberta

MLS # A2252870



**\$979,000**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | St Andrews Heights                                                        |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | Bungalow                                                                  |        |                   |
| Size:     | 1,182 sq.ft.                                                              | Age:   | 1954 (71 yrs old) |
| Beds:     | 3                                                                         | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated     |        |                   |
| Lot Size: | 0.17 Acre                                                                 |        |                   |
| Lot Feat: | Back Lane, Corner Lot, Irregular Lot, Lawn, Low Maintenance Landscape, Un |        |                   |

|             |                                                                        |            |      |
|-------------|------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood, Linoleum                                       | Sewer:     | -    |
| Roof:       | Asphalt                                                                | Condo Fee: | -    |
| Basement:   | Finished, Full                                                         | LLD:       | -    |
| Exterior:   | Stucco, Wood Siding                                                    | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                        | Utilities: | -    |
| Features:   | No Animal Home, No Smoking Home, Separate Entrance, Tankless Hot Water |            |      |

Inclusions: N/A

**CHARMING BUNGALOW ON OVERSIZED LOT IN ST. ANDREWS HEIGHTS** Welcome to this beautifully maintained bungalow offering nearly 1,200 sq.ft. of living space, located in the prestigious and highly sought-after community of St. Andrews Heights. Situated on a generous 7,250+ sq.ft. corner lot, this home combines classic charm with modern updates and exceptional outdoor space. The main level features an inviting open-concept layout with a bright L-shaped living and dining room, perfect for entertaining. Hardwood floors run throughout, adding warmth and character. The updated bathroom includes a modern glass shower door. Numerous upgrades provide peace of mind, including new windows, a 2-year-old roof, hot water on demand, and a newer furnace. The fully finished basement adds valuable living space with a spacious recreation room, a 2-piece bathroom, and plenty of storage—ideal for a growing family or extra entertainment space. Outside, enjoy a lush, green lawn maintained by a sprinkler system, a dedicated vegetable garden, and mature trees offering privacy and shade—perfect for summer BBQs with friends and family. The oversized, heated double garage features hot and cold water hookups and a floor drain, perfect for year-round car care; making it a dream for car enthusiasts or hobbyists. This is a rare opportunity to own a move-in ready home on a premium lot in one of Calgary's most desirable neighbourhoods. Come see for yourself—you'll be delighted!