



1413 3 Street NW
Calgary, Alberta

MLS # A2295959



\$599,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	711 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Are you a first-time home buyer dreaming of living in the inner city? This is your opportunity! Perfectly situated in the highly desirable community of Crescent Heights, this property is nestled along a beautiful tree-lined streetscape with exceptional walkability. Enjoy easy access to the downtown core, McHugh Bluff Park and off-leash dog park, scenic pathways with stunning city skyline views, as well as local schools, parks, shops, and restaurants. This property offers incredible potential for developers, builders, or renovators. Situated on an oversized 25' x 142' (3,550 sq ft) lot with a desirable west-facing backyard, it presents an excellent opportunity to design and build a stunning inner-city single-family home on a quiet street. The existing character bungalow provides immediate value, featuring an open main floor layout and a fully developed basement. Upgrades include - High Efficiency Furnace, updated Electrical Panel & Hot Water Tank. The home includes a charming enclosed front porch, two bathrooms, and two bedrooms in the lower level—ideal rental home while you plan your future development or renovation. Whether you're looking to move in, rent out, or redevelop, this is a rare opportunity to secure a prime piece of inner-city real estate. Experience the vibrant lifestyle of Crescent Heights, known for its strong sense of community and outstanding amenities. This is your chance to enjoy inner-city living at its finest. Call today to schedule your private viewing!