



**913 14 Street SE  
Calgary, Alberta**

**MLS # A2296311**



**\$660,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Private, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Storage, Wood Counters		

**Inclusions:** Shelving in Basement Den, TV Wall Mount in Den, Desk in Utility Room, Large Black Shelving in Backroom, BBQ, Security and Smart Home (no contract).

**\*\*Open Houses Cancelled\*\*** Welcome to the Historic Hamilton Apartments, built in 1912 and located in the heart of Inglewood of Calgary's most iconic and storied communities. This 114 year old brick townhome (No Condo Fees) stands as a testament to time, having been present since the inaugural Calgary Stampede and just steps from Atlantic Avenue, the city's original Main Street. Built by John Hamilton, this solid brick residence seamlessly blends rich history with thoughtful modern updates. Inside, exposed original brick walls line the main living spaces, while industrial lighting and updated electrical elements complement the home's early architectural character. Carefully preserved details including original chandeliers, heat registers, and mouldings add authenticity and warmth throughout. The main floor offers an inviting, sun filled living room, perfect for relaxing or entertaining. The renovated kitchen features a built-in stove, full stainless steel appliance package, and distinctive billiard slate and barn wood countertops. A striking dining area set against a backdrop of exposed brick creates a truly memorable space for hosting family and friends. Upstairs, you'll find beautifully maintained original wood railings, large period baseboards, and a refreshed 4-piece bathroom complete with upgraded tile, new vanity, and built-in shelving. Three spacious bedrooms include an oversized primary retreat with warm afternoon sun, elegant wall sconces, and wainscoting detailing. Secondary bedrooms enjoy bright east-facing morning light. The fully developed basement adds versatility with a cozy alcove and den ideal for a home office, media room, or play space, along with a utility/laundry area and ample storage, with potential for further development. Outside, enjoy an elevated wood deck, two rear parking stalls, and a charming

low-maintenance front courtyard enclosed by wrought iron fencing. Recent updates include a newer hot water tank, washer, and dishwasher, blackout blinds in all bedrooms, a new bathroom vanity, luxury vinyl plank flooring on the upper level, attic insulation, and a freshly repainted main floor. Located just off 9th Avenue, this home offers unbeatable access to Inglewood's vibrant shops, dining, and amenities. You're steps from the aquatic centre, close to Pierce Estate Park and the Inglewood Bird Sanctuary, and only minutes from downtown Calgary and the Calgary Zoo. Homes like this are rare don't miss your chance to own a true piece of Calgary history.