



443 13 Street NW
Calgary, Alberta

MLS # A2152893



\$839,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	1920 (104 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: Garage Remote - 2, Sink - Basement

This well-maintained and upgraded character home in the prime location of Hillhurst boasts distinctive architectural features, historical charm, and a well-appointed layout that you'll want to call home. The kitchen features ample cabinets and (granite) counter space, stainless steel appliances, and a pantry. It opens to the full-sized dining area and living room, creating an ideal space for entertaining. The home includes three full-sized bedrooms and an upgraded 4-piece bathroom with a deep soaker tub. The partially developed basement with one bedroom (non-egress window) offers endless potential for development according to your needs. The outdoor living space in the west-facing backyard and the oversized double detached garage are standout features. Notable features and upgrades include a separate entrance, a 136' M-CG lot, shingles (2012), kitchen and bathroom renovations (2015/2010), high-efficiency furnace (2010), electrical (new panel & re-wiring 2013) and attic insulation (2013), sewer liner (2023), as well as exterior paint (2021) and interior paint (2024). Living here, you'll have walkable access to local amenities, schools, downtown, the Bow River pathways, and easy access to Kensington, bus routes, LRT stations, and major thoroughfares to navigate the city. This home offers high quality, convenience, and a prime location.