

# \$925,000 - 1811 13 Avenue Nw, Calgary

MLS® #A2205019

**\$925,000**

3 Bedroom, 3.00 Bathroom, 1,816 sqft  
Residential on 0.14 Acres

Hounsfeld Heights/Briar Hill, Calgary, Alberta

**\*\*Charming Large Split Level Home in Prestigious Briar Hill!** This beautiful home exudes such style and character, it is certain to thrill! The thoughtfully designed floor plan, with the professional addition at the rear of the home, offers a seamless flow between the inviting living spaces. A formal living room / dining room combination leads from the main foyer, with bedrooms / bathroom off the foyer on the opposite side. At the heart of the home, the bright and stylish gourmet kitchen is both practical and elegant, providing the perfect space for cooking and gathering. Enjoy an adjacent eating nook that is open to the family room below. Descend to the professional addition, which now creates a delightfully bright "open plan" family room, with vaulted ceilings and a full height feature wood-burning fireplace! Enjoy the adjacent sumptuous master suite, complete with a spa-like ensuite bathroom. The basement is partly developed and features a stylish 4 piece bathroom, plus double french doors leading into the main recreational area. The sunny south-west deck and yard are large, allowing for extended "outdoor living space"! The double car garage is positioned perfectly to allow for the most spacious yard! **\*\*Located** in one of the city's most coveted communities, this Briar Hill gem provides the perfect combination of tranquility and urban convenience. **\*\*Close to LRT, SAIT, U of C, Foothills Hospital, (10 minutes to Banker's Hall)...plus all the shopping / amenities you**



desire! Don't miss this rare opportunity!

Built in 1952

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205019    |
| Price          | \$925,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,816       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1811 13 Avenue Nw            |
| Subdivision | Hounsfeld Heights/Briar Hill |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2N1L4                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings        |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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