



2602 13 Avenue Calgary Alberta

\$979,000

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! (id:6769)

Recreational, Games room 3.62 M x 9.26 M

Laundry room 2.68 M x 1.60 M

Cold room 1.13 M x 1.58 M

Storage 5.24 M x 5.82 M

Storage 3.71 M x 5.79 M

Furnace 2.68 M x 2.20 M

2pc Bathroom 2.09 M x 1.37 M

Living room 4.02 M x 5.26 M

Dining room 3.54 M x 2.88 M

Kitchen 3.54 M x 3.89 M

Primary Bedroom 4.11 M x 3.04 M

Bedroom 4.35 M x 2.85 M

Bedroom 3.56 M x 2.80 M

4pc Bathroom 3.56 M x 1.52 M

Listing Presented By:



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