



1836 13 Avenue Calgary Alberta

\$839,000

Welcome to this lovely bungalow with a legal suite, nestled in the desirable and family-friendly community of Briar Hill/Hounsfield Heights. With main floor kitchen and basement renovated a few years ago, this home offers over 1,900 sq. ft. of developed living space and a functional layout for comfortable family living or investment potential. The open-concept main floor features a spacious family room with large windows that fill the space with an abundance of natural light. The kitchen offers ample cabinetry and quality appliances, while the adjacent dining area provides a welcoming space for family meals and entertaining guests. The generously sized primary bedroom, an additional bedroom, a 4-piece bathroom, and a convenient laundry room complete the main level. The fully finished basement extends the living space with three additional bedrooms, a 4-piece bathroom, a spacious family room, and a well-appointed eat-in kitchen, offering excellent flexibility for extended family, guests, or rental income. The basement suite has a separate electric meter. The legal suite is currently being painted and updated. Outside, the fenced backyard provides an ideal space for outdoor gatherings, relaxation, and enjoying the sunshine. Enjoy an excellent location just steps to the LRT, Library, and North Hill Centre, and minutes from downtown, SAIT, the University of Calgary, Foothills Medical Centre and Kensington. With convenient access to major amenities, transit, schools, shopping, and dining, this home offers exceptional inner-city convenience. Ideal for investors seeking excellent cash flow as a rental property, with the added potential for future development. Don't miss this great opportunity--book your private showing today! (id:6769)

Laundry room 4.08 Ft x 2.42 Ft

Bedroom 11.50 Ft x 9.67 Ft

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Bedroom 10.67 Ft x 7.75 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Other 3.92 Ft x 3.17 Ft

Other 12.17 Ft x 10.33 Ft

Other 3.83 Ft x 3.08 Ft

Laundry room 3.08 Ft x 2.58 Ft

Bedroom 12.08 Ft x 10.33 Ft

Primary Bedroom 13.08 Ft x 11.08 Ft

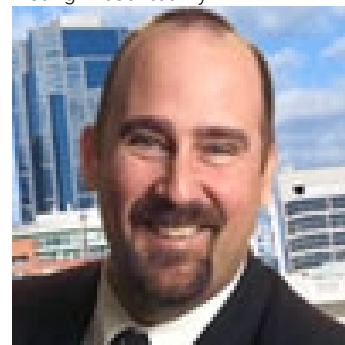
Other 7.50 Ft x 3.50 Ft

Kitchen 12.00 Ft x 9.92 Ft

Living room 17.50 Ft x 13.92 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Family room 15.00 Ft x 10.33 Ft

4pc Bathroom 8.58 Ft x 5.92 Ft

Other 5.17 Ft x 4.67 Ft

Dining room 10.50 Ft x 9.00 Ft