

# \$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	9
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.