

2602 13 Avenue NW  
Calgary, Alberta

MLS # A2252870

\$979,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,182 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Lawn, Low Maintenance Landscape, Un		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Tankless Hot Water		

Inclusions: N/A

**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!