

# \$675,000 - 444 13 Street Nw, Calgary

MLS® #A2221589

**\$675,000**

3 Bedroom, 2.00 Bathroom, 767 sqft

Residential on 0.08 Acres

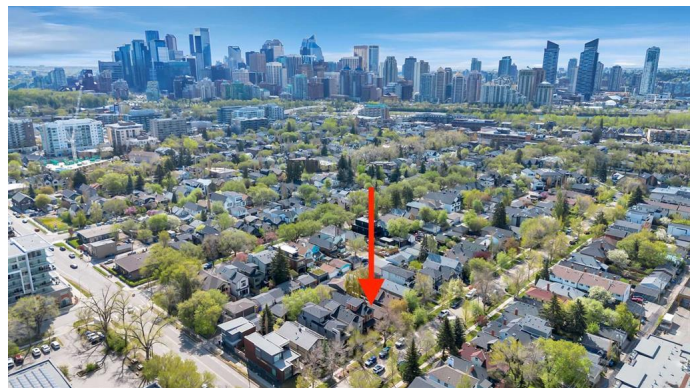
Hillhurst, Calgary, Alberta

\*\*\* Investor Alert! Rare Hillhurst Opportunity  
â€“ Detached Bungalow on a 25' x 136' Lot! \*\*\*

Welcome to this charming, fully developed detached bungalow nestled in the heart of Hillhurst, one of NW Calgaryâ€™s most desirable and walkable communities! Set on a generous 25' x 136' lot along a quiet, tree-lined street, this rare find offers both exceptional lifestyle and investment potential. Boasting 1,426 square feet of beautifully finished living space, this inviting 3-bedroom, 2-bathroom home features timeless character details and modern updates including original hardwood flooring, stylish tile and carpeted spaces, custom woodwork, and exposed brick wall accents. The main floor features 2 bedrooms, a 4pc bathroom, large living room, and an updated white kitchen that is flooded with natural light and overlooks the east-facing, private, fully-fenced backyard. Enjoy the added benefit of a fully finished basement, providing an additional 4pc bathroom, bedroom with egress window, large recreation room, and laundry room/utility room. Step into the enclosed front porch or out onto the large backyard deck, both areas perfect for relaxing or entertaining. A double detached garage and paved back lane add convenience and value.

## OTHER NOTEWORTHY UPDATES

INCLUDE: hot water tank (2023), furnace and house shingles (approx. ~2004), refinished hardwood floors (2021), basement carpet and underlay (2021), all interior paint (2021), washing machine (2019), dishwasher (2019),



thermostat (2022), egress window installation (2017), humidifier (2015). Located just a short walk from downtown Calgary, the Sunnyside LRT, river pathways, Princeâ€™s Island Park, schools, parks, and the vibrant Kensington retail and dining district, everything you need is at your doorstep. Opportunities like this do not come often â€“ whether you're an investor, developer, or looking for a place to call home, this property offers unmatched potential in an unbeatable location. Donâ€™t miss out â€“ call today to book your private showing!

Built in 1930

**Essential Information**

MLS® #	A2221589
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	767
Acres	0.08
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	444 13 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Z2

**Amenities**

Parking Spaces	2
Parking	Alley Access, Covered, Double Garage Detached, Garage Door Opener,

Garage Faces Rear, Paved, See Remarks, Side By Side, Enclosed, Secured

# of Garages 2

### Interior

Interior Features Laminate Counters, Natural Woodwork, Open Floorplan, See Remarks, Separate Entrance, Storage, Wood Windows

Appliances Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Central, Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Other, Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 15th, 2025

Days on Market 2

Zoning M-CG

### Listing Details

Listing Office MaxWell Capital Realty

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