

# \$979,000 - 2602 13 Avenue Nw, Calgary

MLS® #A2252870

**\$979,000**

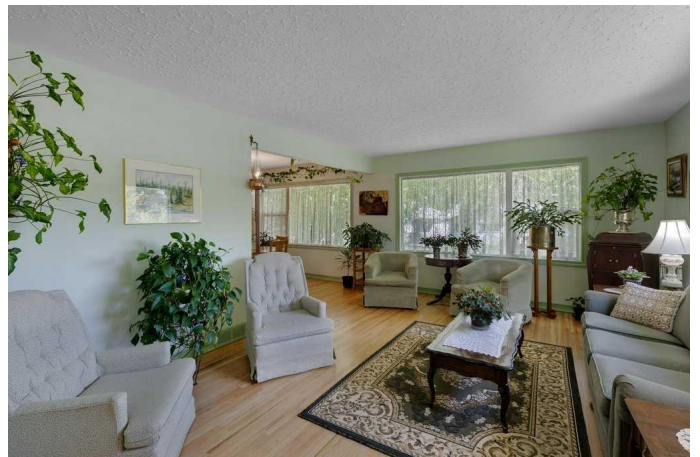
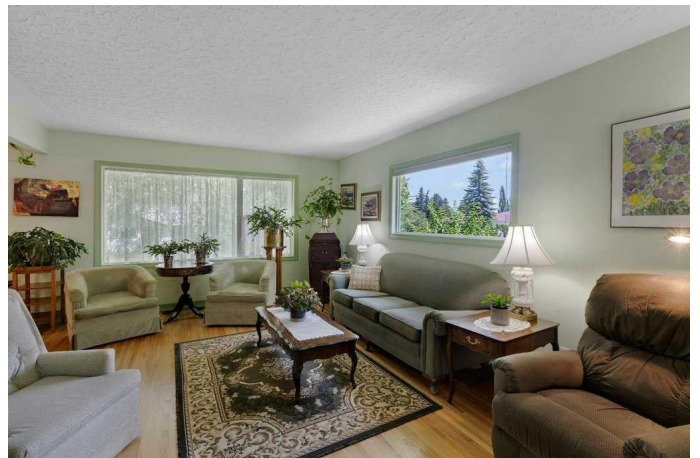
3 Bedroom, 2.00 Bathroom, 1,182 sqft  
Residential on 0.17 Acres

St Andrews Heights, Calgary, Alberta

## 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



yourselfâ€”youâ€™™ll be delighted!

Built in 1954

### Essential Information

MLS® #	A2252870
Price	\$979,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,182
Acres	0.17
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2602 13 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1L9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Parking Pad
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Garage Control(s), Garburator, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot, Irregular Lot, Lawn, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 31st, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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