

427 13 Street, Calgary T2N 1Z3

MLS®#: **A2137186** Area: **Hillhurst** Listing Date: **06/04/24** List Price: **\$700,000**
 Status: **Active** County: **Calgary** Change: **-\$50k, 20-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **4,154 sqft**
 Lot Shape: **30 x 138**

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

116
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **M-CG d72**
 Legal Desc: **51790**

Remarks

Pub Rmks: **Hillhurst - 427 13 Street NW: 30' x 138' MC-G lot in the heart of Kensington with a west backyard. It is located on a quiet, tree-lined street. The original 913 sqft bungalow built in 1912 has been gutted and prepped for renovation or demolition. It features a double detached garage and a paved back lane. Excellent redevelopment potential. Land Use allows many options for a builder/developer. Prime Location: walk to Kensington's shops & restaurants, the Bow River pathway, schools, parks and downtown.**

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123