



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1811 13 Avenue, Calgary T2N1L4**

MLS®#: **A2205019**

Area: **Hounsfield  
Heights/Briar Hill**

Listing Date: **03/25/25**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1952**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, Landscaped, Level, Rectangular Lot, Treed**  
Park Feat: **Double Garage Detached**

DOM

**11**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 17`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 11`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`0" x 9`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`5" x 13`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 11`9"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`8" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`6" x 5`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**5625AC**

Remarks

Pub Rmks: **\*\*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!**

Inclusions: **Blinds, Alarm System**  
Property Listed By: **eXp Realty**

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











