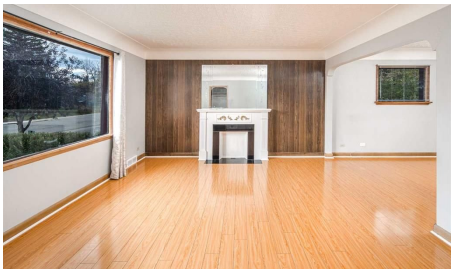
1836 13 Avenue NW

Calgary | Active | MLS® A2350385

$819,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1951**	**1,019.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this lovely bungalow with a legal suite, nestled in the desirable and family-friendly community of Briar Hill/Hounsfield Heights. With main floor kitchen and basement renovated a few years ago, this home offers over 1,900 sq. ft. of developed living space and a functional layout for comfortable family living or investment potential. The open-concept main floor features a spacious family room with large windows that fill the space with an abundance of natural light. The kitchen offers ample cabinetry and quality appliances, while the adjacent dining area provides a welcoming space for family meals and entertaining guests. The generously sized primary bedroom, an additional bedroom, a 4-piece bathroom, and a convenient laundry room complete the main level. The fully finished basement extends the living space with three additional bedrooms, a 4-piece bathroom, a spacious family room, and a well-appointed eat-in kitchen, offering excellent flexibility for extended family, guests, or rental income. The basement suite has a separate electric meter. The legal suite is currently being painted and updated. Outside, the fanced backyard provides an ideal space for outdoor gatherings, relaxation, and enjoying the sunshine. Enjoy an excellent location just steps to the LRT, Library, and North Hill Centre, and minutes from downtown, SAIT, the University of Calgary, Foothills Medical Centre and Kensington. With convenient access to major amenities, transit, schools, shopping, and dining, this home offers exceptional inner-city convenience. Ideal for investors seeking excellent cash flow as a rental property, with the added potential for future development. Don’t miss this great opportunity-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350385
Bedrooms	5
Bathrooms	2
Year Built	1951
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	1,019.1 sq. ft.
Main Level Finished Area:	1,019.1 sq. ft.
Below Grade Finished Area:	894.7 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1951 (Age: 75)
Bedrooms:	5 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	3
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5625AC
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Laminate, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	Dishwasher, Dryer, Electric Stove, Rage Hood, Refrigerator, Washer in basement.
Restrictions:	None Known
Main Floor	Entrance · 3'10" × 3'1" ·
Main Floor	Laundry · 3'1" × 2'7" ·
Main Floor	Bedroom · 12'1" × 10'4" ·
Main Floor	Bedroom - Primary · 13'1" × 11'1" ·
Main Floor	Entrance · 7'6" × 3'6" ·
Main Floor	Kitchen · 12' × 9'11" ·
Main Floor	Living Room · 17'6" × 13'11" ·
Main Floor	Porch - Enclosed · 5'2" × 4'8" ·
Main Floor	Dining Room · 10'6" × 9' ·
Basement	Laundry · 4'1" × 2'5" ·
Basement	Bedroom · 11'6" × 9'8" ·
Basement	Bedroom · 11'6" × 9'6" ·

Basement	Bedroom · 10'8" × 7'9" ·
Basement	Walk-In Closet · 3'11" × 3'2" ·
Basement	Kitchen With Eating Area · 12'2" × 10'4" ·
Basement	Family Room · 15' × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1836-13-avenue-nw-calgary-a2350385/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.