

# \$750,000 - 1614 13 Avenue Sw, Calgary

MLS® #A2258783

**\$750,000**

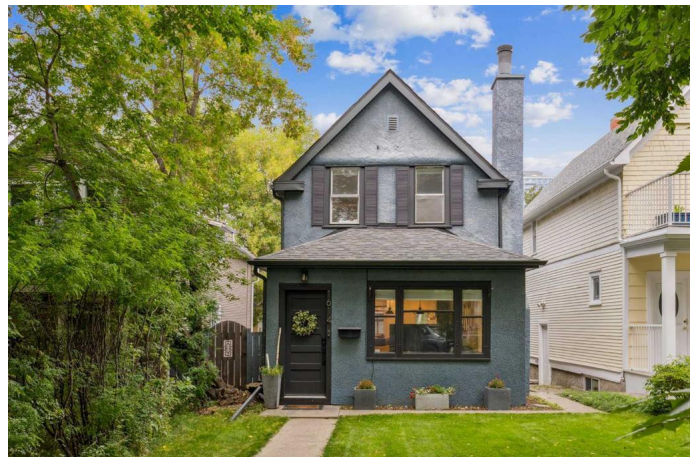
3 Bedroom, 2.00 Bathroom, 1,394 sqft

Residential on 0.07 Acres

Sunalta, Calgary, Alberta

\*\*\*\* OPEN HOUSE, SATURDAY

SEPTEMBER 20, 2-4PM \*\*\*\*Here's a rare opportunity to live on one of Calgary's prettiest tree-lined streets. With a canopy of mature trees right outside your door, this charming character home in Sunalta will sweep you off your feet. Step inside and you'll immediately appreciate the rare open-concept layout that flows seamlessly from front to back—a unique find in a home of this vintage. Gleaming hardwood spans the entire main level, while the inviting front living room is anchored by a cozy wood burning fireplace, perfect for those crisp autumn evenings. The spacious dining area easily accommodates large dinner gatherings and connects effortlessly to the brand-new kitchen, complete with quartz counters, stainless steel appliances (including a gas range), breakfast bar, and stylish finishes. Just off the kitchen, a sliding barn door leads to the laundry area and a newly added 3-piece bathroom. Upstairs, you'll find three generously sized bedrooms, with the Master bedroom offering views of the picturesque street below. A beautifully renovated 4-piece bath featuring a clawfoot tub completes the upper level. Out back, the private yard enjoys abundant sunlight—ideal for gardening, entertaining, or relaxing on the large rear deck. An oversized single garage provides secure parking and extra storage. And for those hot summer days, you'll enjoy the comfort of air conditioning. Other upgrades include all new



plumbing, roof and eaves. All this in a highly walkable location—just blocks from the Sunalta LRT station, schools, parks, and only a 20-minute stroll into downtown. Move-in ready and full of character—come and fall in love with Sunalta living!

Built in 1912

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258783    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,394       |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1614 13 Avenue Sw |
| Subdivision | Sunalta           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 0T7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                                                       |
| Cooling         | Central Air                                                                                                      |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 1                                                                                                                |
| Fireplaces      | Gas, Living Room                                                                                                 |
| Has Basement    | Yes                                                                                                              |
| Basement        | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Stucco                                                                                   |
| Foundation        | Poured Concrete                                                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 4                    |
| Zoning         | M-CG d72             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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