



1733 13 Avenue SW
Calgary, Alberta

MLS # A2315212



\$799,999

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|------------------|---|---------------|--------------------|
| Division: | Sunalta | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,334 sq.ft. | Age: | 1911 (115 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Oversized | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed | | |

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|--------------------|--|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-CG d72 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Granite Counters, No Smoking Home, Storage | | |

Inclusions: Porch swing and cushion, Cushion on bench in kitchen, Wood Barrel (backyard), Adirondack chairs (2 - blue), Pull-out couch and mattress topper (upstairs).

Welcome to this exceptionally well-maintained home in the heart of highly sought-after Sunalta. Offering 4 bedrooms, a fully developed basement, and numerous renovations and upgrades over the years, this residence perfectly balances classic character with modern convenience. Original charm has been thoughtfully preserved, creating a warm and inviting atmosphere throughout. The spacious primary suite features extensive closet space and serves as a comfortable private retreat. Two additional bedrooms (one that is currently being used as a great room with a large south facing balcony, the other being used as an office) and a renovated bathroom complete the upper level. On the main floor, a generous dining room provides the perfect setting for family meals, holiday gatherings, and entertaining guests. The kitchen offers a well-designed, functional layout with space for a large mudroom or a breakfast nook. A charming covered front porch adds to the home's curb appeal and provides a relaxing spot to enjoy your morning coffee or unwind after a long day. Outdoor living is equally impressive as you move to the rear of the home, where a large south-facing lot creates an exceptional backyard retreat, beautifully maintained and featuring a spacious entertaining deck with gas hookup; ideal for enjoying Calgary's beautiful summer weather.. The oversized concrete garage offers substantial of room for vehicles, storage, workshop or hobbies. The basement has another renovated bathroom, a bedroom, family room, laundry and storage. Situated just steps from a playground and tennis courts, within the highly regarded Sunalta School catchment area, and just a 7 minute walk to the Sunalta CTrain Station, this is a rare opportunity to own a thoughtfully updated home in one of Calgary's most established, walkable, and desirable neighbourhoods.

Combining character, space, and an exceptional location, this is a property you'll be proud to call home.