

\$199,800 - 104, 1736 13 Avenue Sw, Calgary

MLS® #A2117384

\$199,800

1 Bedroom, 1.00 Bathroom, 487 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Tired of paying rent and looking for a great place to own? 104 1736 13 Ave SW is a wonderful investment. Located in charming Sunalta, this classic low rise is the only multifamily building on the block. Lined with trees, wide sidewalks and lots of parking, this location can't be beat! Walk one block to the park and enjoy greenspace or a short walk in the other direction and be in the middle of our vibrant downtown. This move in ready one bedroom, one bathroom has a bright and functional floorplan with vinyl plank flooring and neutral colors. A welcoming entry with coat closet, spacious kitchen with granite countertops, an island with seating and a window over the sink. The living room features built in shelves, large windows, and lots of lighting. The bedroom has another large window, double doors to the living room and double closets. The 4-piece bathroom is fresh and newly painted, and laundry is conveniently located in-suite. A large storage room is next to the unit. This incredibly friendly building is a wonderful place to call home. This suite is on the first floor which is below grade.



Built in 1962

Essential Information

MLS® # A2117384

Price \$199,800

Sold Price	\$192,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	487
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	104, 1736 13 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T9

Amenities

Amenities	None
Parking	None

Interior

Interior Features	Bookcases, Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Cooktop, Oven, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

Exterior

Exterior Features	None
Roof	Asphalt
Construction	Brick, Wood Frame

Additional Information

Date Listed	April 2nd, 2024
Date Sold	April 16th, 2024

Days on Market	14
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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