

\$799,000 - 1719 13 Avenue Sw, Calgary

MLS® #A2120626

\$799,000

4 Bedroom, 2.00 Bathroom, 1,195 sqft

Residential on 0.11 Acres

Sunalta, Calgary, Alberta

This well-kept bungalow is ideally situated in the desirable Sunalta M-CG zone and offers a large and promising 37 x 130 ft lot. The property features a main floor with a spacious layout including 2 bedrooms and 1 bathroom, alongside ample living and dining areas, complemented by a cozy den or office space that boasts a decorative fireplace. This adds to the home's charm and adaptability. A significant feature of this property is the walk-up basement, which has been upgraded with vinyl flooring with two additional bedrooms. For investors looking for a property that combines character with investment potential, this residence stands out. It is important to note that both the main floor and basement are currently occupied by tenants who are described as very pleasant. Therefore, any potential offers on this property must be made with the assumption of retaining these tenants. Additionally, all showings of the property require a 24-hour notice to accommodate these tenants' schedules.

Built in 1914

Essential Information

MLS® #	A2120626
Price	\$799,000
Sold Price	\$772,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,195
Acres	0.11
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1719 13 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0V1

Amenities

Parking	None
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Interior

Interior Features	Built-in Features, High Ceilings, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Den, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, None, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Lane, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	June 21st, 2024
Days on Market	51
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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