

# \$715,000 - 1623 13 Avenue Sw, Calgary

MLS® #A2156432

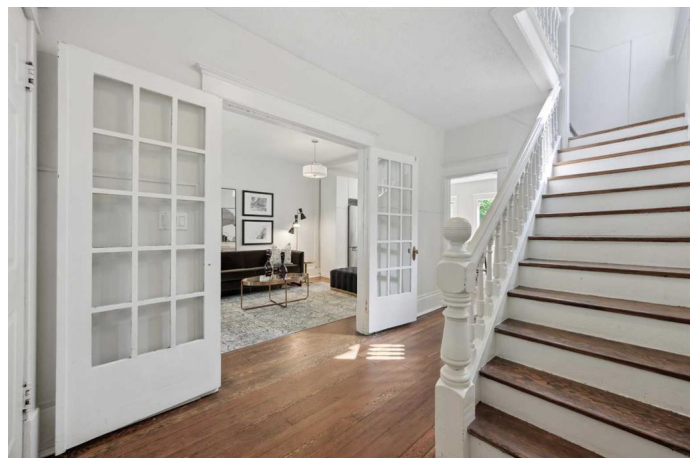
**\$715,000**

6 Bedroom, 3.00 Bathroom, 1,530 sqft

Residential on 0.07 Acres

Sunalta, Calgary, Alberta

LOWEST PRICED DETACHED home in Sunalta on Calgary's most beautiful Tree lined Street!! This charming 6 bedroom updated character home in the ever sought after community of Sunalta will amaze you. This home features over 2000 square feet of living space, starting with a spacious main floor with an open concept plan. As you enter you are welcomed by a large Foyer and french doors which lead to a window lined living room, and a tastefully renovated chef's kitchen with plenty of built in storage space, an eat up granite island and a quaint dining area. The first upper level offers 3 generously sized bedrooms and a full bathroom. Up to the TOP level you will find an additional 2 bedrooms (one of which is Primary size) with vaulted ceilings and windows overlooking the stunning tree lined streets of this area. The Basement level awaits your love - it has a separate entrance, full bathroom (in progress), living area, bedroom, and space to install a kitchenette (materials to start the kitchen were purchased - new in box- and are included in the sale of home). This house boasts all the charm and character of an early 1900's property, yet shows in a more modern fashion due to its tasteful upgrades. The roof was done in 2018, HWT done in 2019, 100 amp electrical and updated plumbing in 2010. The 25x120 lot has a south facing backyard, fully fenced in to give you complete privacy. The neighborhood has high walk scores, a stones throw away from paths, parks, breweries,



restaurants and the Sunalta LRT Station. This truly is a gem you do not want to miss!

Built in 1912

**Essential Information**

MLS® #	A2156432
Price	\$715,000
Sold Price	\$706,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,530
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

**Community Information**

Address	1623 13 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0T8

**Amenities**

Parking Spaces	3
Parking	Parking Pad

**Interior**

Interior Features	French Door, Granite Counters
Appliances	Built-In Oven, Built-In Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 9th, 2024
Date Sold	September 24th, 2024
Days on Market	46
Zoning	M-CG d72
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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