

# \$235,000 - 303, 1736 13 Avenue Sw, Calgary

MLS® #A2172751

**\$235,000**

1 Bedroom, 1.00 Bathroom, 502 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to this charming top-floor, one-bedroom condo in the highly sought-after neighborhood of Sunalta. Available for immediate possession, this unit is perfect for a first-time homebuyer or as an investment property.

As you step inside, you're greeted by a warm, neutral color palette and an open-concept living and kitchen area. The space features hardwood floors, stainless steel appliances, and granite countertops. A large, north-facing balcony offers a serene spot to enjoy your morning coffee.

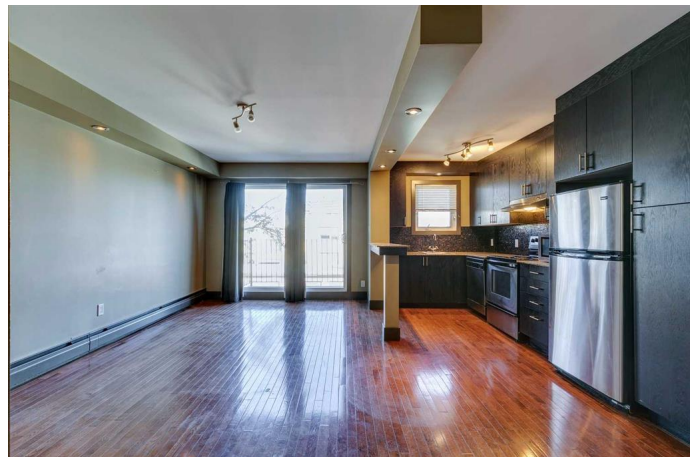
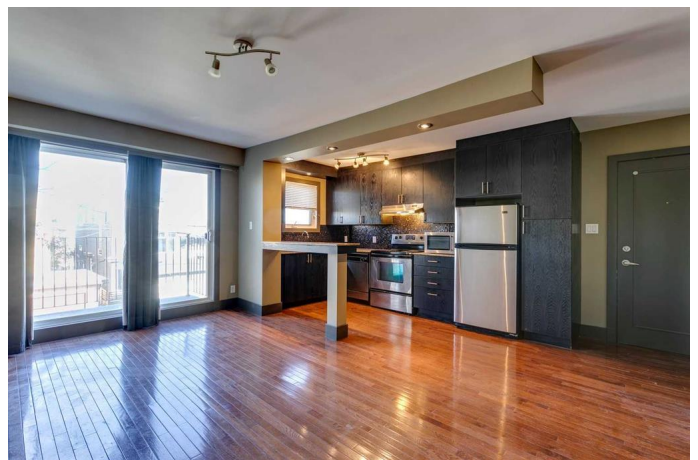
The spacious primary bedroom is ideal for a working professional, with ample room for a king-sized bed and two generous closets. The four-piece bathroom is elegantly finished, rounding out the interior features.

Building amenities include secure storage, and this unit comes with a designated parking stall at the rear of the building. With Sunalta's trendy shops, restaurants, coffee spots, and pubs just around the corner, you'll have everything you need within walking distance.

Don't miss out! Contact your Realtor today to schedule a private showing!

Built in 1962

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2172751      |
| Price          | \$235,000     |
| Sold Price     | \$220,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 502           |
| Acres          | 0.00          |
| Year Built     | 1962          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 303, 1736 13 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0T9                |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Parking, Storage  |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, French Door, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Recessed Lighting, Storage, Track Lighting |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Range Hood, Washer/Dryer Stacked, Window Coverings                              |
| Heating           | Baseboard, Natural Gas                                                                                                               |
| Cooling           | None                                                                                                                                 |
| # of Stories      | 3                                                                                                                                    |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 15th, 2024  |
| Date Sold      | November 23rd, 2024 |
| Days on Market | 38                  |
| Zoning         | M-C2                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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